

APPEAL DECISION FOR COMMITTEE AGENDA – 10 FEBRUARY 2010

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/09/2115610/WF	Conversion of barn to form dwelling and erection of double garage for The Vicarage, Parsonage Lane, Milverton as amended by plans 1023/p2and 1023/p20 and statement from agent received 9 June 2009	<p>The proposed access, by reason of the limited visibility to the north, does not provide sufficient visibility of or from vehicles emerging from the access directly onto the carriageway. Any increased use of this existing access, such as would result from the proposed development, would be prejudicial to highway safety, contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1 of the Taunton Deane Local Plan.</p> <p>The proposed alterations to the surfacing of the access and the public highway would be unsympathetic and visually incongruous in the street scene, detracting from the character and appearance of this part of Parsonage Lane. It</p>	23/09/0010	The Inspector considered the proposed garage would jar when seen against the surrounding historic buildings and would harm the historic core of the village and conflict with national planning guidance and development plan policies. He considered that the proposed barn conversion, which would double the number of dwellings, would significantly increase use of the access thus endangering highway safety. For these reasons the Inspector DISMISSED the appeal.

		would fail to preserve the character and appearance of the conservation area, contrary to Policy EN14 of the Taunton Deane Local Plan, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and the statutory duty outlined in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.		
--	--	--	--	--

TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park