

38/2004/341

ENTERPRISE INNS PLC

**ERECTION OF SINGLE STOREY EXTENSION AT GARDENERS ARMS, 36
PRIORSWOOD ROAD, TAUNTON.**

22990/25629

FULL PERMISSION

PROPOSAL

The application proposes a small extension and remodelling of the rear of the public house. The extension encroaches upon the existing beer garden. The submitted drawing refers to the additional space being used to form a function room, although there is also reference to skittles. Design and materials match the existing building.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENTAL HEALTH OFFICER In light of the neighbours concerns about noise from the skittle alley/function road it maybe best to include the following condition:- Noise emissions arising from the funtion room/skittle alley on any part of the land or from any premises to which this permission relates shall not exceed background levels at any time by more than 3, decibels, expressed in terms of an A-Weighted, 5 Min Leq, when measured at any point on the boundary of any residential or other noise sensitive premise. Noise emissions having tonal characteristics, e.g. hum, drone, whine etc, shall not exceed background levels at any time, when measured as above. For the purposes of this permission background levels shall be those levels of noise which occur in the absence of noise from the development to which this permission relates, expressed in terms of an A Weighted, 90th percentile level, measured at an appropriate time of day and for a suitable period of not less than 10 minutes.

5 LETTERS OF OBJECTION have been received on the grounds of late night noise and anti social behaviour.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S1 - Proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case: (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; (B) the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car; (C) the proposal will not lead to harm to protected wildlife species or their habitats; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm

public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; (G) the safety of any occupants or users will not be at risk from ground instability; and (H) the site will be served by utility services necessary for the development proposed.

ASSESSMENT

The extension is modest and does not bring the building significantly closer to surrounding houses. It is noted that the Environmental Health Officer does not raise objection subject to a suitable noise limit condition.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit , noise limit, materials. Notes re disabled access and compliance.

REASON(S) FOR RECOMMENDATION:- The proposal will not result in demonstrable harm to neighbouring residential uses. The proposal therefore accords with Taunton Deane Local Plan Revised Deposit Policy S1(E).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: