

45/2004/001

MR & MRS R KRIEL

ERECTION OF ATTACHED GARAGE, INTERNAL AND EXTERNAL ALTERATIONS TO HOUSE AT EASTER COTTAGE, WEST BAGBOROUGH.

17042/33387

FULL PERMISSION

PROPOSAL

Easter Cottage is on the southern side of the main street in West Bagborough nearly opposite the Rising Sun Inn. It is intended to demolish the existing detached garage to the west of the property (subject of application No. 45/2004/002CA) and erect a double garage to front of dwelling, abutting the highway (this application). The structure would project 5.7 m beyond the existing dwelling towards the highway, would be 5.5 m wide and would have a shallow pitched roof of approximately 30 degrees. Materials for the garage are to match the existing dwelling. It is also proposed to take down the tall trees/shrubs that currently provide screening between the dwelling and the highway.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

CONSERVATION OFFICER objects on grounds that structure will be highly visible especially from west side and the proposed shallow pitch does not reflect the local architecture. Suggests that new garage is set back, as per siting of existing.

PARISH COUNCIL no objection.

POLICY CONTEXT

Policy EN15 of the Taunton Deane Local Plan Revised Draft opposes development that would not enhance the appearance or character of a Conservation Area. Policies S1 (D) (effect on street scene) and S2 (design) are also relevant to this application. West Bagborough Village Design Statement give guidance on design and conservation policies.

ASSESSMENT

By removing the shrubs to the front of the dwelling, the garage because of its size and position would be highly visible and prominent from the road, especially from the west side, and as such would adversely affect the street scene in this Conservation Area. The shallow pitch is not typical of the area and would also adversely affect the street scene. The proposal is not considered acceptable with regards to the Conservation Area policy nor on grounds of visual amenity.

RECOMMENDATION

Permission be REFUSED on grounds of inappropriate siting and design and detrimental to the character and appearance of the village Conservation Area.

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: