

43/2004/107

MR B GILLESPIE

**CHANGE OF USE OF DWELLING WITH BED AND BREAKFAST AND ANCILLARY HOLIDAY LET TO ADULT CARE HOME, EXTENSIONS TO DWELLING AND USE OF OUTBUILDINGS AS ANCILLARY TO CARE HOME, THE WHEELHOUSE, LINDEN, WESTFORD, WELLINGTON.**

12559/20924

FULL PERMISSION

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**PROPOSAL**

Change of use of dwelling and outbuildings to adult care home. The dwelling will accommodate 10 autistic adults between the ages of 18 - 65. The single storey extension measures 3.7 m x 6.5 m x 4 m to the ridge of the existing building. A conservatory will be added to this extension. The site contains a number of outbuildings; an old chicken shed, a shed/garage, and a mobile home. The old chicken shed will be demolished to allow for additional car parking; the shed/garage will be used as a workshop; and the mobile home will be used as a staff office/ accommodation to the main house.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection. SOCIAL SERVICES views awaited. WESSEX WATER no objection, proposal not located within a Wessex Water sewered area; Council should be satisfied with any arrangement for the disposal of foul and surface water flows; recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

LANDSCAPE OFFICER Sycamore tree next to old chicken shed has some amenity value, not sufficient to warrant protection; car parking area should be at least 5m from trunk of tree to avoid significant root damage; trees along Northern boundary wall would soften impact of any existing housing. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365 (September 1991) and made a condition of approval.

TOWN COUNCIL in favour providing there are no adverse comments/objections from neighbours. Further email received confirming that as objections have been received to this application, the Town Council is not in favour of the proposal.

FOUR LETTERS OF OBJECTION raising the following:- dwelling though used at times as small scale bed and breakfast, has not altered character as a rural family house; proposal would make area primarily a business district not a quiet rural residential area; unaware that site had ever been used for bed and breakfast; current figures for car traffic do not represent existing use; not aware of any regular deliveries; not clear whether extra provision for refuse collection is required; no details of use of workshop; frequent accidents in lane leading to access of the site, as access and access road are narrow, have no pavements, no street lighting; proposal will exacerbate issues due to

increased traffic; access from Linden Drive near to Wellington basins popular for people walking, where conservation work has taken place, for environmental and safety reasons encouragement should not be given to increased traffic; water and sewerage structure already overstretched, heavy demand means low water pressure; sewerage is problematic with blockages due to excessive overload, concern that system will not cope with increased demand; dispute that applicants does not have right of way to corams lane, where it is indicated that staff may use this route.

LETTER FROM APPLICANTS SOLICITOR confirming that the Wheelhouse has a full and free right of way at all times with or without vehicles or animals over the entire length of the track over Linden Hill and Corams Lane for all purposes.

LETTER FROM APPLICANT confirming traffic figures hypothetical, calculated with guidance from highway authority based on present use of caravan, bed and breakfast, existing family, and deliveries, visitors etc; traffic will be generated at times of low traffic count (0700 in the morning and 1000 at night), there will be a shift overlap at 1300 and 1500 involving 2 - 3 cars; as prospective owners of the Wheelhouse we are willing to alleviate any valid concerns; some objections based on long standing disorders in the water and sewerage systems, the latter should be investigated and shared out fairly by the relevant parties; number of objections based on ignorance and misinformation regarding our aim and type of people in our charge; proposal will add substantially to employment of people; will give people opportunity of living in beautiful semi rural property; close to Wellington Sports centre, so residents could become members; access to Wellington will be safe for residents as they can use Corams Lane; residents not violent people, only danger to themselves and that is why they are continually under a carer.

## **POLICY CONTEXT**

Policy S1 (general requirements) and S2 (design) of the Taunton Deane Local Plan Revised Deposit are relevant to this application. Policy S1 seeks to ensure that the proposal will not harm: wildlife habitats; appearance and character of a building, settlement or landscape; additional road traffic will not lead to road safety. Policy S2 seeks to reinforce the character of a building, settlement, and landscape.

## **ASSESSMENT**

The site is situated next to a residential property within a rural setting. The small extensions proposed, with the demolition of the old chicken shed, are considered not to impact on this setting. Due to the dependance of care required, the location for this home is considered acceptable.

Concerns raised regarding water and sewerage will be made a condition of this proposal, though no concerns have been raised from Wessex Water or the Local Authority drainage officer. The applicant has indicated that the site has a right of way from a different access; this will reduce the amount traffic entering from Linden Hill. The County Highway Authority has raised no objection to the proposed use of the site, and is aware that the traffic generation figures provided are hypothetical, based on the existing use. The use of the site may not have required planning permission for use as bed and breakfast, as this is dependent on the degree of use. The proposal is

considered not to harm the character and appearance of the area; nor harm the residential amenity of the area, and is therefore considered acceptable.

## **RECOMMENDATION**

Subject to the views of the Social Services the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to time limit, materials, landscaping, sewerage and water details, car parking details, protection of tree, mobile home to be restricted to care workers. Notes re compliance, building over sewer, details of soakaways.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to adversely harm the visual or residential amenity of the area in accordance with Taunton Deane Local Plan Revised Deposit Policies S1 and S2.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: