

46/2004/008

MR B LORD

**REMOVAL OF CONDITION 03 ATTACHED TO PLANNING PERMISSION  
46/2003/015 TO ALLOW USE OF GARAGE AS DOMESTIC ACCOMMODATION,  
THE OLD PIGGERY, GERBESTONE MANOR, WELLINGTON**

16100/19280

REMOVAL OF ONEROUS CONDITIONS

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**PROPOSAL**

To remove Condition 03 of planning application 46/2003/015 to allow the garage to be used as domestic accommodation. Openings in garage would be altered to allow new windows and door.

The piggery was originally granted permission for holiday accommodation in 1994. Permission was varied to allow the accommodation to be occupied by an estate worker in 1998. A miscellaneous item was presented to the Committee in November 2003 to lift the occupancy condition.

An planning application (46/2003/046) to link the garage to the main house was approved by the Planning Committee on 18th February, 2004.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL object, totally opposed to this application as the series of applications have manipulated the planning system.

**POLICY CONTEXT**

Policy H19 of the Taunton Deane Local Plan Revised Deposit accepts extensions to dwellings provided there is no harm to residential amenity and no harm to the form and character of the dwelling; with the extension being subservient in scale and design. Policy S1 sets out general requirements and Policy S2 seeks good design.

**ASSESSMENT**

The site is secluded within the grounds of Gerbestone Manor and will not harm the residential amenity of the area. Within the site there will be sufficient space to accommodate more than two vehicles. Considering the amount of parking space, the proposal is considered acceptable.

**RECOMMENDATION**

Permission be APPROVED. Note re any future planning application for a garage will not be viewed favourable.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Taunton Deane Local Plan Revised Deposit Policies H19, S1 and S2, in that neither residential nor visual amenity would be adversely affected.

**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: