

**APPEALS RECEIVED : FOR COMMITTEE AGENDA : 29 February 2012**

<b>Proposal</b>	<b>Start Date</b>	<b>Application/Enforcement Number</b>
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ANCILLARY RETAIL UNITS TOGETHER WITH LANDSCAPING AND MEANS OF ACCESS AT LAND WEST OF MILVERTON ROAD, WELLINGTON (LANGFORD BUDVILLE PARISH)	16 FEBRUARY 2012	21/11/0004

**APPEAL DECISION FOR COMMITTEE AGENDA – 29 FEBRUARY 2012**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/D/11/2165994	ERECTION OF SINGLE STOREY EXTENSION TO THE REAR, ALTERATIONS TO PORCH AND EXTENSION AT THE FRONT AND REPLACEMENT OF CONSERVATORY WITH SINGLE STOREY EXTENSION AT 41 WELLINGTON ROAD, TAUNTON	The proposed front extension, by virtue of its size and design with projection forward, its roof pitch and window position, appears as an incongruous addition, to the detriment to the existing dwelling and the street scene. As such, the proposal is contrary to Policies S1(D) (General Requirements), S2(A) (Design), H17(C) (Extensions to Dwellings) of the Taunton Deane Local Plan.	38/11/0522	The Inspector considered that the scale of the proposed extension would dominate the front elevation of the house. Extensions at other neighbouring properties engaged more convincingly with the body of the house so avoiding harm to its character. He therefore concluded that the appeal should be DISMISSED.
APP/D3315/C/11/2163398	HARDSTANDING CREATED AND STATIONING OF TWO CATERING TRAILERS AT 31 SHOREDITCH ROAD, TAUNTON	A breach of planning control as alleged in the notice is without planning permission, changed the use of the land from residential to the storage of catering vehicles and catering trailers. An appeal against the refusal of this application was dismissed in August 2011.	E/0080/38/10	The Inspector considered the main issue in relation to the appeal is the effect of the development on the living conditions of neighbouring residential occupiers with particular regard to outlook, noise and disturbance. He found the trailer to be a large structure which stands out in a residential garden setting. He considered it looks out of place and is harmful to the outlook of residential neighbours. Bottled gas deliveries and the cleaning of

				trailers on site add to the intrusion. The Inspector found there were compelling objections to the use and DISMISSED the appeal, subject to corrections to the enforcement notice.
APP/D3315/A/11/2159989	ERECTION OF DOUBLE GARAGE WITH STORE AND FORMATION OF VEHICULAR ACCESS AT NORTHWAY FARMHOUSE, HALSE (AS AMENDED)	The proposed development, by reason of its siting and design, fails to preserve the setting of the adjoining listed building. It is, therefore, contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	18/11/0001 18/11/0003	In appeal 1, the Inspector looked at all the factors in the commercial viability report and the possibility of residential use. Whilst it is accepted that the group of buildings will lose its rugged integrity as a working farm, the removal of modern buildings will return it to its historic layout, so enhancing its relationship with its landscape context. In appeal 2, the Inspector considered the proposed garage can be reasonably accommodated within the context of the listed building without material harm to its setting or significance with sensitive approach to landscaping, including earth profiling and careful rebuilding of the section of stone wall. Both appeals were ALLOWED.

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

