

43/2006/128

MR SUMNER

**INSTALLATION OF SOLAR WATER HEATING COLLECTORS ON THE ROOF IN THE FRONT ELEVATION OF 49 HIGH STREET, WELLINGTON**

314052/120793

FULL

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**PROPOSAL**

The proposal comprises the installation of solar panels to the roof of the dwelling, which is a grade II listed building and within the Conservation Area.

A listed building application has not been submitted as yet.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER objection to proposal as detrimental to character of listed building; listed building consent required.

TOWN COUNCIL no objection.

**POLICY CONTEXT**

The policies relevant to this application are Planning Policy Guidance 15.

Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 (The Built Historic Environment ).

Taunton Deane Local Plan Policies S1 (General Requirement), S2 (Design), EN14 (Conservation Areas) EN16 (Listed Buildings) and EN17 (Changes to Listed Buildings) seek to safeguard the character and appearance of listed buildings.

**ASSESSMENT**

The dwelling lies within the centre of Wellington facing onto the main road through the town. The dwelling is also within the Conservation Area of Wellington and is a grade II listed building.

The proposal would constitute the installation of an alien feature that would be prominent in the street scene having a detrimental impact on the character and appearance of the listed building and the Conservation Area.

**RECOMMENDATION**

Permission be REFUSED for the reason that the proposed solar panels are a visually prominent and incongruous feature which disrupts the smooth line of the roof slope, which is detrimental to the character and appearance of this listed building.

Furthermore, the proposal would have an adverse impact on the Conservation Area and street scene at this point. Accordingly the proposal is contrary to Taunton Deane Local Plan Policies S1, S2, EN14, EN16 and EN17.

**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: