

51/2006/007

GILLARDS FARMS LTD

CONVERSION OF PUMPING HOUSE TO SINGLE DWELLING, ALLERMOOR PUMPING STATION, BURROWBRIDGE

335780/130554

FULL

PROPOSAL

The proposal comprises the change of use, conversion and partial demolition and extension, of a former pumping station of late C19th date, to a 2 bedroom ed dwelling. The building is listed Grade II, and comprises the original Victorian pumping engine, which would be retained, and a 1924 boiler, which would be removed and transferred to Westonzoyland Pumping Station.

Listed building application 51/2006/004LB accompanies the planning application and is also reported on this agenda.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommends conditions. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER the site is in close proximity to Burrowbridge Sewage Treatment Works and is located within our sewage treatment works protection zone. Whilst the site is located within the area identified as having the potential for odour nuisance, on the basis of the previous use of the site, the historical complaint data and our knowledge of the process we do not anticipate any issue with regard to odour and noise nuisance. ENGLISH NATURE there are no statutory sites in the immediate vicinity. Do not have any records of any protected species at this location. English Nature should be consulted if any protected species are found to be present or likely to be affected by the development.

PARISH COUNCIL support.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek to safeguard, inter alia, the character of buildings, and visual and residential amenity. Policy H2 accepts residential development within settlement limits, provided, inter alia, no adverse impact on visual or residential amenity.

ASSESSMENT

Whilst the principle for conversion of this listed building is considered acceptable, design details must clearly respect its appearance and character. In this particular instanced however, the design is considered unacceptable, with particular regard to the excessive number of proposed rooflights, and the proposed roof to the new build

replacement extension. Accordingly, it is considered that both the character of the building, and visual amenity, would be adversely affected.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed conversion details, with particular regard to the excessive number of rooflights and to the roof of the new build replacement extension, would be out of keeping with the character and appearance of this listed building and with the visual amenities of the area. Accordingly, the proposal is considered contrary to Taunton Deane Local Plan Policies S1 and S2. Note re conversion to domestic acceptable.

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: