

43/2006/138

GEORGE EDWIN MOODY

INSTALLATION OF SOLAR PANELS ON ROOF, THE STABLES, CHURCH GREEN, WELLINGTON

314061/120853

FULL

PROPOSAL

The proposal comprises the installation of solar panels to the roof of the dwelling.

The Stables is a converted building within the original curtilage of 71 High Street, which is a grade II listed building. The property is therefore listed by virtue of curtilage.

A listed building application has not been submitted as yet.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER objection to proposal, 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 Conservation Area of Wellington and is adjacent to St John the Baptist's Church, a grade I listed building.

The proposal would constitute the installation of an alien feature that would have a detrimental impact on the character and appearance of the listed building, the conservation area, and the setting of nearby listed buildings.

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 has an adverse impact on the Conservation Area and the setting of nearby listed buildings. Accordingly the proposal is contrary to Taunton Dean 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: