

46/2002/006

MR D P GOOCH

ERECTION OF EXTENSION AND SITING OF CARAVAN AS A TEMPORARY BUILDING, PICCADDILY HOUSE, TAUNTON ROAD, CHELSTON, WELLINGTON AS AMENDED BY APPLICANTS LETTER RECEIVED 30TH APRIL, 2002 AND AS AMPLIFIED BY APPLICANTS LETTER RECEIVED 19TH JULY, 2002

16100/21330

FULL PERMISSION

PROPOSAL

The proposal is for the erection of an extension measuring 7.3 m x 1.3 m (at the widest point) x 2.7m at the maximum roof height. The small extension will follow the roof line of the existing building. Materials to match the existing. The proposal also includes the siting for a caravan to provide accommodation to be used by new staff from overseas employed at the nursing home. The caravan measures 6.7 m x 3 m.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object to caravan being sited for more than 6 months, and should be removed by November 2002.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit - Policy S1 General Requirements - the proposal is considered to meet the criteria of the policy.

ASSESSMENT

The extension will be built within the site of Piccadilly House, and as such will not be visible from the road, or from any other property. The caravan is sited to the rear of Piccadilly House close to a lane along the rear of the property. The caravan is approximately 45 m from Taunton Road. It is considered that the extension will not have any significant impact due to its size and location. The caravan is situated in a location that will have some visual impact on the area, although there are some shrubs and a fence that will partly screen it. It is considered that whilst the caravan will have an impact on the surrounding area it is acceptable on a temporary basis.

RECOMMENDATION

Permission be GRANTED subject to conditions of five year temporary approval for the caravan, materials. Notes re: building over public sewer, the applicant to investigate extending Piccadilly house during the five year approval.

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: