

MR A ROUS

**Replacement of summer house and construction of gazebo at Rumwell Park,
Wellington Road, Rumwell**

Location: RUMWELL PARK, WELLINGTON ROAD, RUMWELL, TAUNTON,
TA4 1EH

Grid Reference: 319680.123648

Listed Building Consent: Works

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Site Location Plan

(A4) Block / Site Plan

(A3) DrNo 17-225-03/A Proposed Gazebo Courtyard

(A3) DrNo 17-225-04 Proposed Summerhouse

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

This application proposes to replace an existing, currently dilapidated summerhouse with another larger summerhouse. The proposed design will be 7.5m long x 3m deep and 3.1 high with an open porch 1.3 x 3m to the front. It is proposed to build the new structure with timber frame, and timber boarding under a natural slate roof with timber windows.

There is a hot tub which is located next to an existing lean-to built brick structure within the courtyard north of the house. It is proposed to build a gazebo to cover this hot tub and provide a BBQ area. The gazebo would have a timber frame measuring approximately 7.4 metres in length and a height to the eaves of 2.2 metres and a maximum height of 3.2 metres. The section over the hot tub would have a flat roof to accommodate for the neighbouring high level window at the former Coach House. It should be noted that this application is partly retrospective as some of the timber gazebo is already in place.

Site Description

The site concerns the garden of the Grade II listed Rumwell Park. Rumwell Park is a mid 19th century Italian style villa sited within its own grounds situated on the western outskirts of Taunton.

To the north of the main house lies an enclosed concrete paved courtyard. To the north of the courtyard on the boundary with Elm Farm is a lean-to brick built and slate roofed building, now a sauna. The west of the boundary is formed by another single storey lean to store and the east boundary is a high stone wall. The gazebo would be positioned in between the lean to brick built building and the high stone wall.

To the west of the main house beyond the northern courtyard stands a dilapidated timber built summer house, facing south, on a raised paved plinth. The building is bounded to the north by a high stone wall. The building is approximately 15 metres from the main house and screened from it by another stone wall, trees and vegetation.

The site is accessed via a driveway, north of the A38. This driveway is partly shared by another property, Four Winds, and can also be used to access Elms Farm.

Relevant Planning History

05/20/0027 Replacement of summer house and construction of gazebo at Rumwell Park. Recommended for approval - 03/09/20.

05/28/0034 Change of use and conversion of former coach house to 1 No. dwelling with erection of garage to serve main dwelling at Elm Farm, Rumwell Park Lane. CA – 12/10/2018.

Consultation Responses

BISHOPS HULL PARISH COUNCIL - OBJECTS to this application with the following comments:

The proposed development would result in infringement of natural light to the neighbouring property.

Both the summer house and the Jacuzzi buildings will cause concerns in relation to accessing the neighbour's boundary wall as the new build will be too close should the neighbours wall require attention.

Please also note that work has already begun on the Jacuzzi framework even though the application states no work yet started.

HERITAGE – no comment.

Representations Received

3 objections were received which raised concerns regarding:

- Noise and nuisance
- Litter
- Traffic on shared driveway
- Use
- Design
- Amenity

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

CP8 - Environment,
ENV3 - Special Landscape Features,

Determining issues and considerations

Applications for listed building consent must be determined in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This requires that in considering whether to grant listed building consent, the Local Planning Authority “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which

it possesses”

The gazebo would be nestled to the north of the Rumwell House and next to an existing brick built lean-to. Due to its positioning within a courtyard which is accessed through a gap in the courtyard wall it would be difficult to view the structure unless peering through this gap. As such, the proposed gazebo by virtue of its location, scale, and materials to be used will not adversely affect the listed building.

The Summerhouse replaces an existing building in disrepair, it is remote from the main house and bounded on two sides by high stone walls. The replacement building will be constructed of materials of a better quality, which is considered to be an improvement on the existing dilapidated structure and would not cause harm to Rumwell Park house.

Subject to the above the proposal is considered to be acceptable and would accord with Policy CP8 of the Taunton Deane Core Strategy.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

Contact Officer: Abigail James