

49/18/0072/LB

MR & MRS E GAINES

Conversion of coach house into 1 No. dwelling at Tor House, 48 Ford Road, Wiveliscombe

Location: TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE, TAUNTON, TA4
2RE

Grid Reference: 308560.128067

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:

(A1) DrNo 2406. 04X Rev A Plan & Elevations as Existing. Site Layout & Location Plans

(A1) DrNo 2406. 05X Rev A Plans & Elevations as Proposed. Privacy Diagram

(A1) DrNo 2406. 06X Rev A Site Layout as Proposed

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

3. The natural stone to be used in the construction of the steps to the West elevation of the building shall match the stone used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the building and surrounding area in accordance with Taunton Deane Core Strategy Policies DM1 and CP8.

4. All guttering, downpipes and rainwater goods shall be constructed of metal and painted black and thereafter maintained as such.

Reason: To ensure that the proposed development does not harm the character and appearance of the building in accordance with Policy DM1 and Policy CP8 of the Taunton Deane Core Strategy.

5. Prior to commissioning, details of the following shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with subsequent approved details unless any variation thereto is first agreed in writing by the Local Planning Authority: Metal railings; windows; doors; slates; stone paint.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Taunton Deane Core Strategy Policies DM1 and CP8 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 and has imposed planning conditions to enable the grant of planning permission.

Proposal

The application seeks Listed Building Consent for the conversion of a former Coach House to a two bedroom dwelling, with associated access, parking and amenity space, land adjoining Tor House, Wiveliscombe.

The proposed conversion will result in the formation of an open plan living. Kitchen and dining area at ground floor with WC at ground floor, and two bedrooms and a family bathroom at first floor level. The conversion will make use of the existing building only, with no extension proposed. Additionally, all existing openings will be used, negating the need to form new openings within the fabric of the building.

Externally, new stone steps and balustrade will access the main entrance to the West elevation. Parking and turning will be provided within the existing walled compound to the West. Private gardens will be to the North of the building and an enclosed courtyard to the East where an existing outbuilding will be retained following modest renovation.

The physical conversion works will result in the roof being re-slatted with breathable membrane and timbers repaired where necessary. All fenestration will be of timber and rainwater goods block metal. Internally, new timber partitions will be installed and a new staircase constructed. Foul waste will be disposed of via mains sewer and surface water drained to gullies as existing.

Site Description

Tor House is a Grade II Listed Building located to the East of Ford Road. The site comprises the principle listed dwelling house, which is set within large gardens and contains outbuildings to the North. The site is predominantly surrounded by residential development to the North, South and West.

The building subject of this application is listed virtue of its curtilage status and relationship to the principle buildings. The building is used actively for domestic storage and other purposes. It is of stone walls, slate roof and timber windows and doors. The compound to the West, which is enclosed by high stone walls and timber gates, is used as for parking for Tor House, although the main dwelling has a main access and driveway to the South, which serves a large parking and turning area.

Relevant Planning History

- 49/15/0037 and 49/15/0038/LB - outline permission for the erection of 2no. dwellings with all matters reserved except for access – Approved - 13/11/2015
- 49/15/0009 and 49/15/0012/LB - conversion of coach house into 1no. dwelling - Approved - 15/06/2015
- 49/18/0073/LB - Various alterations to walls and of vehicular access
- 49/18/0074 - Outline planning permission for the erection of 2 dwellings approved 27/02/19 (renewal of 49/15/0037)

Consultation Responses

WIVELISCOMBE TOWN COUNCIL - No response

Representations Received

None received

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,

Local finance considerations

Community Infrastructure Levy

N/A

New Homes Bonus

N/A

Determining issues and considerations

Section 66 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that in considering applications which affect Listed Buildings special regard must be had to the desirability of preserving the building or its setting. This duty is reflected in the NPPF 2018. 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 Coach House has little architectural or historically significant features that must be retained. The Coach House is listed through its ancillary association to Tor House; in its own right it is doubtful whether it would be Listed as a stand alone building. The Coach House currently has a relatively domesticated appearance to it, especially the East elevation, with windows and doors on the East and West elevations. The building lends itself well to conversion and the proposed scheme will not result in any significantly intrusive works to the historic fabric of the building and will have a minimal impact upon the heritage asset.

Two new rooflights are proposed on the front roofslope which is currently blank. However the number of rooflights and their size has been kept to a minimum. The rooflights will not dominate the roof and any domestication is limited. I do not consider the impact upon the appearance of the building to be so significant as to warrant a reason for refusal. The proposed works will make use of appropriate materials and will provide a suitable conversion for the building, thereby preserving its fabric and historical importance.

Having regard to the above matters, the proposed works are considered to comply with Policy CP8 of the Core Strategy and guidance set out within the National Planning Policy Framework. It is therefore recommended that Listed building Consent be approved subject to the conditions recommended above.

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

Contact Officer: Jackie Lloyd