



WELLINGTON TOWN COUNCIL PLANNING MEETING

You are summoned to attend a meeting of Wellington Town Council to be held remotely by ZOOM meeting on **Monday 1st March 2021 at 6.00pm.**

Members of the public are cordially invited to join this meeting.

Due to Coronavirus (Covid-19) measures Wellington Town Council is conducting its meetings remotely until further notice using 'ZOOM' technology. Members of the press and public are welcome to join this meeting using the following details. A device such as a mobile telephone, laptop or computer will be required.

Join Zoom Meeting

<https://us02web.zoom.us/j/85835489209?pwd=b3lyb0RqcGRjSIU1aW9vejN2M1VqQT09>

Meeting ID: 858 3548 9209

Passcode: 826076

Members of the public who wish to have the opportunity to address the Council will need to advise the Clerk in writing by no later than 12 noon on Thursday 25th February 2021.

David Farrow

07983 697740

dave@wellingtontowncouncil.co.uk

23rd February 2021

AGENDA

1. APOLOGIES

2. DECLARATION OF INTERESTS

3. PUBLIC PARTICIPATION

This is a remote meeting the public speaking section of the meeting has been temporarily suspended. Any written submissions received from the public no later than 12 noon on Thursday 25th February 2021 will be read aloud to the meeting, with a 3-minute time limit per submission.

4. APPLICATIONS TO BE DETERMINED BY TOWN COUNCIL:

- a) Case Ref: 43/21/0001 Proposal: Erection of a single storey extension to the rear and storage shed in the garden of Foxdown Lodge, Foxdown Hill, Wellington
- b) Case Ref: 43/21/0002 Proposal: Erection of a 3 No. bay garage to the rear of 8 High Path, Wellington
- c) Case Ref: 43/21/0004 Proposal: Erection of a single storey extension to the front of the garage at 30 Andrew Allan Road, Rockwell Green, Wellington
- d) Case Ref: 43/21/0006 Proposal: Erection of a free standing summer house in the garden of 2 Orchard Villas, High Street, Wellington
- e) Case Ref: 43/20/0147 Proposal: Erection of a conservatory to the rear of 43 Burrough Way, Wellington
- f) Case Ref: 43/21/0003 Proposal: Erection of a single storey rear extension at 11 Barn Meads Road, Wellington

5. TO CONSIDER WHAT COMMENTS TO MAKE ON THE FOLLOWING APPLICATIONS THAT WILL BE DETERMINED BY SOMERSET WEST AND TAUNTON COUNCIL OR SOMERSET COUNTY COUNCIL:

- a) Case Ref: 43/21/0008 Proposal: Application for Outline Approval with all matters reserved for the erection of 1 No. detached dwelling on land adjacent to 7 Bluett Road, Wellington

**6. SOMERSET WEST & TAUNTON DISTRICT COUNCIL - 2021 PLANNING
DECISIONS FOR INFORMATION ONLY (not for discussion):**

| Application Number | Proposal | Address | WTC Recommendation | SWT Decision |
|---------------------------|---|--|---------------------------|---------------------|
| 43/20/0133 | Repair and replacement of sash windows | The Old Court, Mantle Street, Wellington | Approval | N/A - Withdrawn |
| 43/20/0134/LB | Repair and replacement of sash windows | The Old Court, Mantle Street, Wellington | Approval | N/A - Withdrawn |
| 43/20/0135 | Replacement of single storey extension with the erection of a two storey extension to the rear | 74 Waterloo Road, Wellington | None | Refused |
| 43/20/0136/LB | Replacement of C20th timber windows and doors with traditional flush casement types, enlargement of door opening to remove step up into garden with levelling of adjoining garden | Laburnum Cottages, Mantle Street, Wellington | None | Approved |
| 43/20/0114 | Application for Outline Planning with all matters reserved for the replacement of store with the erection of 2 No. dwellings | Lower Westford, Wellington | Approval | N/A - Withdrawn |
| 43/20/0139 | Erection of a single storey and a first floor extension to the rear | 76 Bramley Close, Wellington | Approval | Approved |
| 43/20/0144 | Installation of 3 No. roof lights to the rear elevation with changes to side and rear fenestration | Church Lodge, Churchfields, Wellington | None | Approved |

PLEASE NOTE: COPIES OF ALL PLANNING APPLICATIONS TO BE CONSIDERED BY THE TOWN COUNCIL WILL BE ON THE SOMERSET WEST AND TAUNTON COUNCIL WEBSITE

Somerset West and Taunton Council Planning Officer will be in attendance at this meeting

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 01 March 2021
Extended Expiry Date: 05 March 2021 ()
Earliest Decision Date: 29 January 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0001

MR & MRS R DICKINSON

Erection of a single storey extension to the rear and storage shed in the garden of Foxdown Lodge, Foxdown Hill, Wellington

313421.119752

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo RDI202042 Rev A Site and Location Plan
(A3) DrNo RDI202042 Rev A Proposed Floor Plans
(A3) DrNo RDI202042 Rev A Proposed Elevations
(A3) DrNo RDI202042 Rev A Proposed Elevations and Floor Plan of Shed

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

Proposal

This application seeks approval for the erection of a single storey rear extension and a storage shed in the garden of Foxdown Lodge. The extension will project off the rear elevation by 4 metres, extend to a height of approx.3.5 metres with an eaves height of approx.2.5 metres. It will be finished in render above a plinth of flint block under a lean-to roof of slate all to match the main dwelling. The proposal is for full length glazed 5-panel doors on the west elevation and no windows on the north and south elevations. An inverted dormer is introduced in the roof of the extension to accommodate a lower level first floor window.

The proposed shed will be sited behind the existing garage and screened from the neighbouring rear gardens to the south by 1.8 metre high fencing. Its dimensions will be 6 x 5 metres, the height at the roof apex will be approx.3.3 metres and eaves height of approx.2.6 metres, it will be finished in timber and have one window and one door on the north elevation.

Site Description

Foxdown Lodge is a detached two storey traditional dwelling, located within the settlement limit of Wellington set on a level site on Foxdown Hill. Agricultural land lies to the rear and side, 6 new dwellings approved by 43/15/0001 and a row of traditional terraced properties to the south and a modern housing estate to the east. The site is bounded at the front by a low stone wall partially with iron railings, 1.8 metre larch lap fencing bounds the rear garden to the south, hedges and some mature trees bound the site to the rear and north. A parking area with a gable roof rendered garage is sited to the south.

Relevant Planning History

43/15/0001 - Erection of 5 no. three bedroom terraced houses and 1 no. two bedroom maisonette with associated access to rear, parking and turning areas on garden land to the south - CA

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - Have no observations to make on this application.

Habitats Regulations Assessment

No habitats issues.

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,
DM1 - General requirements,
D5 - Extensions to dwellings,

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. The policies against which it will be considered are D5 (Extensions to dwellings) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) and CP8 (Environment) of the TDBC Adopted Core Strategy 2011-2028.

The extension will be finished in materials to match and in a style in-keeping with the main dwelling. The inverted dormer is an attractive workaround a lower level window. The extension will be subservient in scale and design and have little significant impact on the form and character of the dwelling. Being at the rear of the property the proposal will cause no harm to the character and appearance of the street scene.

The proposed storage shed will be sited near the rear garden boundary, behind the existing garage and screened from the neighbouring rear gardens by 1.8 metre timber fencing.

No harm is considered to be caused by the proposals to the visual or residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary. The proposed shed will be screened by 1.8 metre larch lap fencing on the southern boundary.

No change is proposed to the off-road parking provision and the proposals cause no harm to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

In preparing this report the planning officer has considered fully the implications and

requirements of the Human Rights Act 1998.

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 01 March 2021
Extended Expiry Date: 05 March 2021 (Yes)
Earliest Decision Date: 29 January 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0002

MR A LEACH

Erection of a 3 No. bay garage to the rear of 8 High Path, Wellington

313180.120962

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo 5292-03 Location Plan
(A3) DrNo 5292-05 Rev C Proposed Plan & Elevations
(A3) DrNo 5292-08 Proposed Site Plan

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

3. The garage building hereby permitted shall not be occupied/used at any time other than for purposes ancillary to the residential use of the dwelling currently known as 8 High Path.

Reason: To prevent the garage building being occupied/used separately to the main dwelling.

4. The parking spaces in the garage hereby approved shall at all times be kept available for the parking of vehicles and shall be kept free of obstruction for

such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

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 seeks approval for the erection of a 3 No. bay garage to the rear of the dwelling. The walls will be finished in reclaimed Wellington bricks under a pitched roof of slate with reclaimed terracotta ridge tiles. The proposed floor area is 10m x 6m, height to the eaves is approx. 2.8m and overall height is approx. 5.4m. Three garage doors will access onto the back lane and a 4-panel full length glazed door will face into the garden of the property. The proposal has been revised to be set back by 1.5m from the edge of the lane to provide an easier access for vehicles to the proposed garage. Drainage has been subsequently agreed upon, firstly by means of a soakaway in the back lane to the rear of the dwelling and that area of the back lane to the rear of the dwelling to be made good, also rainwater goods in black are proposed on the eaves of the garage running off to a soakaway within the domestic curtilage of the dwelling.

Site Description

8 High Path is a two storey semi-detached C19th villa, finished in red brick under a slate roof, elevated above the road in a row of similar dwellings. There is no off-road parking at the front while at the rear the long garden gives access onto a back lane shared by those in High Path and Springfield Road. There are many other ancillary buildings, including garages of varying sizes and styles, along the back lane.

The adjoining properties to the north (9 & 11 High Path) are Grade II listed buildings.

Relevant Planning History

43/08/0089 - Erection of replacement single storey extension to south elevation - CA

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice.

Habitats Regulations Assessment

No habitats issues as no additional habitable accommodation proposed.

Representations Received

Two received so far:

1. One from Mr I Gillingham of 73 Springfield Road - in support.
2. One from Mr Salisbury of 79 Springfield Road - with concerns about the effects of possible drainage on the back lane and in the direction of the houses opposite.

Drainage in the back lane is clearly an issue. The concerns expressed by Mr Salisbury have subsequently been agreed upon, firstly by means of a soakaway in the back lane to the rear of the dwelling and that area of the back lane to be made good, also rainwater goods in black are proposed on the eaves of the garage running off to a soakaway within the domestic curtilage of the dwelling. Please see plan amending application: (A3) DrNo 5292-08 Proposed Site Plan.

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.

D6 - Ancillary accommodation,
DM1 - General requirements,
CP8 - Environment,

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving the listed building, its setting and any features of historic or architectural interest when deciding whether to grant planning permission.

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity and the setting of a Listed Building. The policies against which it will be considered are D6 (Ancillary accommodation) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) and CP8 (Environment) of the TDBC Adopted Core Strategy

2011-2028.

The proposed garage building will be finished in a traditional style with reclaimed materials local to the area and sympathetic to the main dwelling, the setting of the neighbouring listed building and the area.

This proposal is subservient in scale and design and will have no adverse impact on the form and character of the main dwelling.

The proposal is considered to cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary.

There is no off-road parking available for the occupants of High Path other than the long rear gardens backing onto the back lane and the erection of a garage here is in-keeping with the area. The existing rear garden is of a sufficient size to accommodate the proposal and it will cause no harm to future amenities and other services of the dwelling.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

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

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 02 March 2021
Extended Expiry Date: 05 March 2021 ()
Earliest Decision Date: 29 January 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0004

MR N MITCHELL

Erection of a single storey extension to the front of the garage at 30 Andrew Allan Road, Rockwell Green, Wellington

312833.119848

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo 2020089 001 Location and Block Plan & Existing Drawings

(A3) DrNo 2020086 002 Proposed Drawings

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

3. The parking space in the existing garage shall at all times be kept available for the parking of a vehicle and shall be kept free of obstruction for such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

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 seeks approval for the erection of a small single storey extension on the front of the garage. It would project off the front elevation by 2 metres and off the side elevation by 3.30 metres. It would be finished in brick to match the existing, under a tiled catslide roof with a roof slope reduced by 30 degrees from the existing. The extension would leave approx.5 metres from the nearest tapered point to the remote controlled roller shutter garage door, leaving space remaining to park one vehicle off-road, plus the existing garage parking space.

Site Description

This is a detached two storey 3-bed dwelling, in a development of similar houses, finished in brick and render under a pitched roof of interlocking concrete tiles, set on a level, relatively small corner plot. Attached to the side elevation and set back from the principal elevation by 6.9 metres from the nearest tapered point, is a single storey pitched roof garage finished in matching materials. Its dimensions are 2.5 metres wide and 5.75 metres long, sufficient to park one vehicle. A tarmac driveway running along the side of the dwelling and screened from the road to the west by a 2m high brick wall, provides a second off-road parking space without obstructing the public footpath close to the corner. A small front garden is provided, but there is a lamp post at the front, sited almost next to the driveway, restricting creation of a hardstanding to the front. The dwelling has two off-road parking spaces, which complies with Policy A1 (Parking provision) for houses in the Wellington.

Relevant Planning History

None.

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice.

Habitats Regulations Assessment

Would not be required as the proposal would not impact on the production of phosphates.

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.

D5 - Extensions to dwellings,
A1 - Parking Requirements,
DM1 - General requirements,

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. The policies against which it will be considered are D5 (Extensions to dwellings) and A1 (Parking provision) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) of the TDBC Adopted Core Strategy 2011-2028.

The extension would be finished in materials and in a style to match the main dwelling. It would be subservient in scale and design and have little significant impact on the form and character of the dwelling.

The proposal is considered to cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary.

The extension would reduce the length of the existing driveway by approx.2 metres, but enough space on the driveway would remain to park a second vehicle, thus the criteria of Policy A1 (Parking provision) of 2 off-road parking spaces for a 3-bed dwelling in the Wellington Urban Area, are satisfied. The extension is therefore considered to cause no significant harm to future amenities, parking and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

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

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 10 March 2021
Extended Expiry Date: ()
Earliest Decision Date: 05 February 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0006

MR P RADFORD

**Erection of a free standing summer house in the garden of 2 Orchard Villas,
High Street, Wellington**

314084.120727

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A4) DrNo Summerhouse 1 of 3 Rev 0 Location Plan
(A4) DrNo Summerhouse 2 of 3 Rev 0 Site Plan
(A4) DrNo Summerhouse 3 of 3 Rev 0 Proposed Summerhouse Details
(A4) DrNo Summerhouse 4 Rev 0 Proposed Summerhouse Details

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

Proposal

This application sees approval for the erection of a timber summer house with a hipped roof of reclaimed terracotta roof tiles. The proposed floor area is 10.5 sqm., height to the eaves is 2.1 metres and overall height is 3.4 metres. The structure is to be sited in the northern corner of the garden of the dwelling, set off the existing 2.3 metre high brick NW boundary wall and the existing 2 metre high NEE boundary timber fence by 30cm - 40cm. Small windows are proposed on the SW and NEE elevations and the entrance opening will be on the SE elevation facing into the garden.

Site Description

This is a semi-detached two storey double fronted Georgian dwelling, finished in brick and render under a slate tiled pitched roof, on a level site surrounded on the NEE and SE by other properties and enclosed on all sides by high brick walls and fencing. The dwelling is sited in the Wellington Conservation Area while the area of the garden to the NEE, where this garden room is proposed, is outside the Conservation Area.

Relevant Planning History

43/12/0009 - Erection of a childrens garden play pavilion in the rear garden - CA

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

Habitats Regulations Assessment

No HRA required.

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.

ENV4 - Archaeology,

CP8 - Environment,
DM1 - General requirements,

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving or enhancing the character and appearance of the conservation area when deciding whether to grant planning permission.

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity and on the setting of the Conservation Area.

The policies against which this application will be considered are DM1 (General requirements) and CP8 (Environment) of the TDBC Adopted Core Strategy 2011-2028 and ENV4 of the Site Allocations and Development Management Plan.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving or enhancing the character and appearance of the conservation area when deciding whether to grant planning permission.

The summer house will be finished in materials and in a style that are considered to cause no harm to the Conservation Area. The scale, design and reclaimed material of this proposal are considered to conserve and enhance the natural and historic environment and the setting of the town centre. It will be subservient in scale and design and have little impact on the form and character of the dwelling and will cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary. The development is shown to be constructed on a raft, with no foundations and is therefore considered to preserve the archaeological and historic interest, character and setting of the site. It will cause harm to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

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

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 23 March 2021
Extended Expiry Date: ()
Earliest Decision Date: 19 February 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/20/0147

MR I LEWIS

Erection of a conservatory to the rear of 43 Burrough Way, Wellington

313665.119568

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A4) Location Plan

(A4) Site Plan

(A2) DrNo P988/11/20/01 Existing & Proposed Plans

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

Proposal

This application seeks approval for the erection of a flat roofed conservatory, finished in brick and Upvc framed glazing with a glass roof, projecting off the rear elevation by 2.7 metres, extending to an overall height of approx. 3 metres and with eaves at 2.5 metres.

Site Description

This is a two storey detached dwelling, finished in brick under a pitch roof of interlocking concrete tiles, in a development of similar dwellings. The site is level with an open plan garden and off-road parking for 2-3 cars at the front and a 90sqm rear garden enclosed by 1.8 metre high fencing. The pitch roofed garage to the side has been converted to additional living accommodation in accordance with approval granted in 2006.

Relevant Planning History

43/06/0149 - Conversion of garage to living accommodation and erection of single storey extension to rear of garage - CA

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

Habitats Regulations Assessment

Not applicable.

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.

D5 - Extensions to dwellings,
DM1 - General requirements,

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. The policies against which it will be considered are D5 (Extensions to dwellings) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) of the TDBC Adopted Core Strategy 2011-2028.

The extension will be finished in materials and in a style in-keeping with the main dwelling. There is sufficient space within the rear garden to accommodate the extension, it is subservient in scale and design and will have little significant impact on the form and character of the dwelling. There is no impact on the street scene. The proposal will cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary. No harm is caused to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

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

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 15 March 2021
Extended Expiry Date: ()
Earliest Decision Date: 12 February 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0003

MRS P REDWOOD

Erection of a single storey rear extension at 11 Barn Meads Road, Wellington

Full Planning Permission

Recommendation**Recommended decision: Conditional Approval****Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A3) DrNo 2020085 001 Location & Block Plan and Existing Drawings

(A3) DrNo 2020085 002 Proposed Drawings

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 and has imposed planning conditions to enable the grant of planning permission.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof

overhang will encroach on, under or over the adjoining property.

Proposal

This application seeks permission for the erection of a single storey gable extension, finished in brick and tiles to match the existing. The extension will project by 4.5 metres off the rear (North) elevation and extend to a height of 3.5 metres, with eaves height equal to the existing.

Site Description

This is a semi-detached, single storey brick dwelling under a pitch roof of interlocking tiles. The site is level with an open plan front garden and rear garden enclosed by 1.8 metre high timber fencing. A flat roofed linked single garage is accessed via a driveway from the highway providing plenty of space for off-road parking provision. A flat roofed Upvc conservatory currently projecting off the rear elevation, will be replaced by this proposal.

Relevant Planning History

None.

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

Habitats Regulations Assessment

Not applicable.

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.

D5 - Extensions to dwellings,
DM1 - General requirements,

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. The policies against which it will be considered are D5 (Extensions to dwellings) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) of the TDBC Adopted Core Strategy 2011-2028.

The extension will be finished in materials and in a style to match the main dwelling. The amenity space of the dwelling provides sufficient area to accommodate the extension. It will be subservient in scale and design and have little impact on the form and character of the dwelling and none on the street scene. The western wall is set 20cm off the neighbouring boundary and an advisory regarding encroachment will be included. No harm is caused to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary. The garage is retained and the extension causes no harm to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and recommended for approval.

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

Contact Officer: Mrs M Pike

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

