

11/2004/003LB

MR & MRS WATSON

**ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSION, REPLACEMENT  
TIMBER STORE/GARAGE, PARTIAL REMOVAL OF WALL TO PROVIDE  
HARDSTANDING AND TURNING AREA, TREBLES HOLFORD, SEVEN ASH,  
COMBE FLOREY**

14986/33016

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

Erection of two-storey and single storey extension, replacement timber garage to side, partial removal of wall to provide hardstanding and turning area, and new stable. The two storey and single storey extension is to the side of the house attached by a small link. The extensions will provide space for a garage and games room with a study above. Materials for the extensions are to match existing. Materials for the garage will be timber with reclaimed clay tiles. The stable will be sited next to an existing stable. Materials for the stable will be timber, stone, and reclaimed clay tiles to match existing.

The application has come to the Planning Committee, as the applicant is a Borough Councillor.

A planning application has also been submitted (11/2004/004) and is later in this agenda.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER views awaited. RIGHTS OF WAY OFFICER development will not affect footpath

**POLICY CONTEXT**

Policy EN18 of the Taunton Deane Local Plan Revised Deposit allows extensions and alterations to Listed Buildings provided certain criteria are met, including: the design and materials must be sympathetic to the age, character and appearance of the building; extensions must not dominate the original building. Policies S1 (general requirements) and S2 (design) are also relevant to the application.

**ASSESSMENT**

The proposed timber garage replaces an existing garage and is set away from the house. The garage will also be screened by a group of existing trees. The proposed extension is set away from the main listed building by means of a small link. The new

access will be screened by existing trees within the orchard and is considered not to impact on the setting of the listed building. The proposal is therefore not likely to adversely impact on the character or setting of the listed building, and dependent upon the views of the Conservation Officer is considered acceptable.

## **RECOMMENDATION**

Subject to the views of the Conservation Officer and no letters of representation being received by 19th March, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and consent be GRANTED subject to conditions of time limit, and materials. Notes re: compliance and planning permission.

REASON(S) FOR RECOMMENDATION: - The proposal is considered not to harm the character or appearance of the listed building and is sympathetic in design and materials to the original building, in accordance with Taunton Deane Local Plan Revised Deposit Policy EN18.

**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: