

11/2004/004

MR & MRS M WATSON

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

14987/33015

FULL PERMISSION

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 listed building application has also been submitted (11/2004/003LB).

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

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

PARISH COUNCIL views awaited

POLICY CONTEXT

Policy H19 allows extensions to dwellings provided the proposal does not harm the residential amenity of other dwellings; the form and character of the dwelling and is subservient to it in scale and design. 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 amenity of the neighbouring property will not be affected by this proposal. The stable is set into a slope adjoining an existing stable that will not have any visual impact on the area. The proposal is therefore not likely to adversely impact on the character or setting of the listed building, or upon the residential and visual amenity of the area and dependent upon the views of the Conservation Officer is considered acceptable.

RECOMMENDATION

Subject to the views of the County Highway Authority, Landscape Officer, Conservation Officer, Environmental Health Officer, no letters of representation received by 19th March, 2004, and any related conditions to be attached, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials. Notes re: compliance and listed building consent.

REASON(S) FOR RECOMMENDATION: - The proposal is considered not to harm the character or appearance of the Listed Building or harm the residential and visual amenity of the area, in accordance with Policies H19 and EN18 of the Taunton Deane Local Plan Revised Deposit.

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: