

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

This application went before the Committee on 3rd March, 2004 when permission was granted subject to no further representations by 19th March, 2004. The application is now before the Committee as one letter of objection has been received.

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

LANDSCAPE OFFICER no objection. CONSERVATION OFFICER pre application discussion re a similar scheme in late 2001. Concern reference the encroachment into orchard to north, addressed to some degree by current proposal. Main difference between schemes is the introduction of a two-storey element, single-storey games room previously discussed. The two-storey extension, due to its configuration, fenestration and scale, competes visually with the original dwelling. A single-storey games room, of natural unpainted stone and less fussy windows, linked to the existing house by a light-weight fully glazed structure, would assist in emphasizing the distinction between original house and ancillary structures. Objection as proposal stands. RIGHTS OF WAY OFFICER development will not affect footpath. ENVIRONMENT HEALTH OFFICER no objection subject to notes re; drainage; MAFF code of conduct.

PARISH COUNCIL no objection in principle to application, assuming owner of Pennbridge Court is content with work being done on the end of his building; little justification given for the games room as house already has six bedrooms.

ONE LETTER OF OBJECTION raising the following:- objections to extension as north elevation shows boundary marked in wrong place; proposed garage eaves will overhang our property; drawings do not show that extension be will attached to existing dwelling that belongs to us; no agreement to attached building; proposal vastly extends building thus changing listed building and our converted stable from detached to semi-detached; massive extension, much higher than our existing dwelling; proposal will over look our property and take away privacy; advised it will be an illegal act to build as drawn; new drawings will need to be submitted; no objection to new garage/store; a stone stable and wooden shelter have already been built, is another structure in the same field acceptable?

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 despite the views of the Conservation Officer and is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping. Notes re: compliance, drainage, MAFF Code of Conduct 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: