

18/2006/005

ERECTION OF GARAGE DOOR & INTERNAL PARTITION TO CAR PORT AT 9 HALSE MANOR, HALSE, TAUNTON AS AMPLIFIED BY LETTER AND PLANS RECEIVED 31ST AUGUST, 2006

313873/127896

FULL

PROPOSAL

Planning permission is sought for the insertion of a garage door to the middle of a three bay car port within the curtilage of Halse Manor, a grade II listed building. The external door would be of a 'ribbed' design constructed of steel, finished in black. In addition the applicant proposes to install internal partitions to form an enclosed garage space to provide secure provision for the parking of his vehicle. The exterior flank walls would be faced with 'superflex' boards to be stained to match those of the existing door to the rear of the car port.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objections, proposed materials are acceptable.

PARISH COUNCIL do not object to the proposal given that TDBC have to approve the proposed style and colour of the doors, the Parish Council would wish to ensure that any future garages are converted in a consistent manner.

SIX LETTERS OF OBJECTION have been received raising the following issues:- set a precedent giving rise to different designs of door and colours; visual impact; building may be used for storage; detract from open nature of the car port; out of character; detract from the setting of a grade II listed building; the whole block should be converted at the same stage in matching materials.

ONE LETTER OF REPRESENTATION has been received from Halse Management Limited and on behalf of three other leaseholders stating that whilst they do not object in principle to the conversion it would be preferable that planning permission had been requested for all three car ports to be modified so that the resulting change would be uniform and in keeping with the general character and style of Halse Manor. Converting only one of the car ports would not meet this.

POLICY CONTEXT

Planning Policy Guidance Note (PPG15): Planning and the historic environment.

Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan Review and Policy EN16 & EN17 of the Taunton Deane Local Plan.

ASSESSMENT

The building is located within the grounds of Halse Manor, a grade II listed building. The Manor House has been sub-divided to form a number of residential units. The application relates to the middle of a three bay car port, sited to the rear (west) of the Manor house. The existing car port is constructed of timber with a slate roof. There are an additional two car port blocks within the grounds of the Manor House.

The main issue in the determination of the application is the effect of the proposed works on the special architectural or historic interest of the listed building. The overriding concern of residents would appear to be that the proposed works would appear out of character and detract from the visual appearance and setting of the listed building and if conversion were to take place that development should be managed to ensure that a consistent approach is taken to ensure the works would appear sympathetic to the listed building.

Whilst the concerns of the local residents and management board are noted, it is considered that the car port, which is sited to the rear of the listed building and not readily visible from the entrance to the property, would have no material impact upon the overall character of the listed building. Moreover, the Conservation Officer has raised no objection to the proposed works.

With regards to the second issue, whilst the concern of residents is well intentioned, the Planning Authority must determine the application before it on the basis of the information submitted. The Conservation Officer has expressed no objection to the proposed works and is satisfied that the proposed materials are acceptable. However, the need to ensure consistency with regards to future development of the same kind will be a material consideration for future conversion applications, should they be submitted, to ensure that the proposed materials are acceptable in the interests of the visual appearance of the area and its impact upon the setting of the listed building.

One letter of representation has sought clarification that the correct certificate has been signed and that the applicant is the sole freehold owner of the car port. The applicant has responded and confirmed in writing that this is the case.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposed works would not harm the character or appearance of the listed building and as such conforms with the provisions of Taunton Deane Local Plan Policies EN16 & EN17 and Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 and guidance within PPG15 – Planning and the historic environment in respect of works within the curtilage of a listed building.

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