

23/2005/043

MR & MRS D WOODLAND

**ERECTION OF TWO STOREY EXTENSION TO REPLACE EXISTING SINGLE STOREY EXTENSION, LITTLE FORT, ST MICHAELS HILL, MILVERTON.**

12140/25813

FULL PERMISSION

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**PROPOSAL**

Demolition of single storey extension, to be replaced with a two-storey extension to the side. Materials to be natural welsh slate, sandstone to match the existing, and timber.

The dwelling is a Grade II listed building, and lies within the Conservation Area of Milverton.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY ARCHAEOLOGIST application does have potential to impact on archaeological remains associated with the medieval occupation of the town. Condition for programme of archaeological work.

CONSERVATION OFFICER proposal acceptable; existing kitchen small with unsatisfactory layout that has also compromised the former inglenook, which this proposal seeks to redress. Only physical intervention to historic fabric, to existing house, is formation of new doorway; only other historic intervention is to the existing garden wall. The existing line of the latter is retained and a building forming part of an enclosure is not unusual. Whilst proposal may appear significant in terms of Little Fort, the proposal, in historic terms, needs to be judged in the light of the original building i.e. including the Fort. Proposal acceptable and subtly subservient. Conditions regarding materials, sample panels, details of staircase, doors, and windows, details of venting the roof, finished treatment to inglenook.

PARISH COUNCIL supports application.

ONE LETTER OF SUPPORT good to have young family move into this somewhat ossified area, with young children breathing life into it.

FOUR LETTERS OF OBJECTION north side of building very sombre and dark appearance, to elongate further would be unattractive; proposal would cause in-balance in appearance as a whole from the north; would interfere with/reduce views from churchyard of field to south of village and Blackdown Hills; extension can be seen from footpath to south and spoil views of Fort Cottage from footpath and road near school entrance; direct views from new bedroom into upstairs rooms of Fort Cottage, particularly east wing; Little Fort very important building of historic interest in the village, and should be preserved and any alterations to exterior and demolition of walls would,

in my view, damage the heritage of the village; extending properties take them into higher price bracket and reduce supply of affordable family homes in village communities; overlooking from new windows to rooms in Fort Cottage, including a bathroom and the conservatory; extension will interfere with easement, Fort Cottage has rights to enter property to maintain the drain which runs under proposed extension which currently only serves Fort Cottage.

## **POLICY CONTEXT**

Taunton Deane Local Plan Policies S1, S2 and H17 seek, inter alia, to safeguard visual and residential amenity; and that there will be no harm to the form and character of the dwelling. Policy EN17 seeks to ensure there is no harm to the appearance, character, and architectural or historic integrity of a listed building; unattractive and will reduce morning light in ground floor rooms of Fort Cottage.

## **ASSESSMENT**

The proposed extension is considered not to harm the character and appearance of the existing building. Materials for the extension will match the existing, and the extension will be lower in height than the main building. The windows proposed are approximately 20m away from Fort Cottage, and given that there are existing windows on the North elevation, it is considered that loss of privacy will be no greater than exists already. A note will be attached to the application regarding building over a sewer, and the right of access to the existing sewer is a civil matter. The proposal is not considered to have an impact on the wider area, and any view the extension will block is not a material planning consideration. The Conservation Officer has considered that the proposal will not harm the historic integrity of the building. The proposal is therefore considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to time limit, materials as application form. Notes to include compliance, building over sewer, regard to Listed Building application.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity, nor harm the form, character and appearance of the dwelling and accordingly does not conflict with Taunton Deane Local Plan Policies S1, S2, H17 or EN17.

**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: