

38/14/0247/LB

MR R MCDONALD

## **ERECTION OF SINGLE STOREY REPLACEMENT GARDEN ROOM TO THE FRONT OF MOUNTSWOOD HOUSE, HAINES HILL, TAUNTON**

Location: MOUNTSWOOD HOUSE, HAINES HILL, TAUNTON, TA1 4HN

Grid Reference: 322070.123636

Listed Building Consent: Works

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### **RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

- 1 The proposed extension, by reason of its design and location, would disrupt the appearance and harm the significance of the listed building and is contrary to Policy CP8 of the Taunton Deane Core Strategy, and guidance in Section 12 of the National Planning Policy Framework in respect of proposals relating to listed buildings. It therefore fails to preserve the listed building and conflicts with the duty outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **PROPOSAL**

Erection of a single storey garden room to the front elevation of Mountswood House.

### **SITE DESCRIPTION AND HISTORY**

Mountswood House is the front (west) half of a mid 19th century gothic-style villa dating to the 1860s. The house was split into two in the 1940s, with Oakwood House (1a Haines Hill) occupying the rear half and the coach house to the north converted to separate domestic accommodation. Mountswood House forms part of the Haines Hill development built by the architect Richard Carver and is located at the corner of Haines Hill and Trull Road with gardens to the south and west containing trees and shrubs and bordered by hedging with close boarded fencing to Haines Hill.

The house was listed at Grade II on 4 July 1975 and is within Haines Hill Conservation Area. Previous applications (38/07/0532/LB and 38/07/0535) were made in 2007 for a single-storey extension in a similar position to that currently proposed and subsequently withdrawn. Recent applications given approval were for the erection of a fence and demolition of shed (38/06/0212) and installation of a rooflight (38/03/0423/LB).

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*LANDSCAPE* - The proposed garden room is of better design than the existing. However is it appropriate to add a garden room to this listed building at all? In addition the footings of the new extension are likely to impact on the roots of a nearby Atlantic cedar tree.

### **Representations**

None received but 7 submitted in support of parallel planning application (38/14/0246)

## **PLANNING POLICIES**

CP8 - CP 8 ENVIRONMENT,  
NPPF - National Planning Policy Framework,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Mountswood House comprises the front, and most architecturally sensitive, half of a large Victorian gothic-style villa designed by the renowned local architect Richard Carver. The existing extension, which comes forward of the former verandah, is of undetermined date but it looks to have been built in the 1980s, although it could conceivably have been erected before the building was listed in 1975. I have absolutely no doubt that it would not have received the necessary listed building consent had this been required/applied for at the time of its construction as it detracts from the front of the building.

On first consideration, the proposed extension appears to be an improvement over the existing, it is, however, even less sensitive to this listed building and would have a much greater impact on its character and appearance. Specifically, the proposed extension would occupy over one third of the length of this front elevation and project very slightly further into the garden. More damaging is that it would also obscure the original verandah, the line of which can be still be traced in the roof of the current extension, and wrap around the gabled projection of the original building that contains the dining room. In addition, as the proposed extension, would be taller than the existing, it would cut through the decorative string course between the ground and first floor and so visually intrude into the first floor area. Internally, there is also an issue with the creation of a new opening in the side of the dining room which would result in the loss of historic fabric and disrupt the original plan-form.

The proposed extension would not be readily seen from public vantage points but this is not a consideration that is taken into account when assessing the impact on the character and appearance of the listed building. The Landscape Officer has not objected to the design of the extension but has highlighted some potential issues with tree roots close-by.

The application proposes to replace a poor quality extension to the front of a listed building with a larger and architecturally insensitive extension which would detract from the historic and architectural character and appearance of this listed building. As such, the proposal conflicts with CP8 of the Taunton Deane Core Strategy and established national policy and guidance relating to historic buildings. In terms of Section 12 of the National Planning Policy Framework, the extension would harm the designated asset's significance and, as set out in Paragraph 134, this harm is not outweighed by the public benefits of the proposal. The proposed extension fails to preserve the character and appearance of this listed building and, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is advised that listed building consent should not be granted.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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