

14/2005/024

MR & MRS M PHILLIP

ERECTION OF TIMBER FRAMED CONSERVATORY, ROCKHOUSE, ADSBOROUGH.

27774/29167

FULL PERMISSION

PROPOSAL

This application seeks planning permission for works as set out in previous report (14/2005/203LB).

The proposal comprises the erection of a timber framed, gable roof conservatory to the rear of a detached farmhouse.

The farmhouse with attached barn is an attractive and imposing Grade II listed building.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL this application is unanimously supported.

1 LETTER has been received raising the following issues:- no objection but requests some screening to provide a degree of privacy.

POLICY CONTEXT

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, and visual and residential amenity. Policies EN16 and EN17 seek to protect, preserve and enhance listed buildings.

ASSESSMENT

A key characteristic of the farmhouse is its simplicity of form and detailing, and the introduction of an extension of any size or design would disrupt this harmony. Accordingly it is considered that the character and appearance of this listed building would be adversely affected as would visual amenity.

RECOMMENDATION

Permission be REFUSED for reason that the proposed extension would have a detrimental effect on the simple form and detailing of the listed building and would adversely affect visual amenity.

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: