

34/2006/045LB

MR & MRS L TAYLOR

**ERECTION OF TWO-STOREY AND SINGLE-STOREY EXTENSIONS AT THE REAR, ERECTION OF DOUBLE GARAGE, AND INTERNAL ALTERATIONS AT SLAPES, STAPLEGROVE, TAUNTON**

321038/127572

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

Slapes is a detached cottage in a remote location in the countryside. It is a listed building. Proposed works include:- 1. Removal of single storey rear lounge and rear store/toilet/porch and erection of 2 storey extension. (For details see planning application 34/2006/046LB). 2. New covered access along rear of dwelling to link to outbuilding. 3. Internal alterations. Remove staircase in lounge. Remove wall between dining room and hall. Remove kitchen fittings and make room into study.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER cannot recommend approval. The extension is hugely oversized in relation to the host building, will cause an imbalance in its form and introduce a significant amount of clutter to the rear elevation. It will clearly compete with the host building and destroy its simple form and character. Concerned about impact upon both the roof and wall structures. Composition of the latter is not determined, but if cob, the attachment of an extension of this kind may be structurally harmful. Inadequate detail is provided in the application. The current single storey extension is not of major concern and in no sense competes with the simple form of the host building. Removal of this building cannot be considered a justification for the proposed extension. Proposals for internal alterations are insufficiently supported. Prior investigation of internal walls will be necessary, also of the staircase. The addition of a garage parallel or virtually so to the front elevation is not appropriate. It will compete and conflict with appreciation of the Listed Building. It is conventional to position service buildings to the rear and preferably out of site. There is adequate space here to make this possible.

PARISH COUNCIL does not object/supports.

**POLICY CONTEXT**

Planning Policy Guidance 15 – Planning and the Historic Environment.

Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 - The Built Historic Environment.

Taunton Deane Local Plan Policies EN16 and EN17 - Listed Buildings and Changes to Listed Buildings.

## **ASSESSMENT**

The policies relating to Listed Buildings seek to protect the setting and features of such buildings and alterations and extensions will not be allowed unless the integrity of the building is maintained. Criteria D of Policy EN17 (Taunton Deane Local Plan) requires that the design of an extension should be sympathetic to the age, character and appearance of the building and Criteria E requires that it should be limited in scale so as not to dominate the original building or adversely affect its appearance. The Conservation Officer considers that the design of the proposed extensions are of an irregular, cluttered form and the size and scale do not respect the character of the existing building. He is also concerned about the internal works and insufficient supporting information has been submitted. The proposal therefore, does not meet the policy criteria for Listed Buildings.

## **RECOMMENDATION**

Consent be REFUSED for the reason that the design of the proposed extensions is not sympathetic to the appearance of the listed building by reason of the excessive size and scale and cluttered form. Insufficient supporting information has been submitted for the proposed internal works which are likely to be inappropriate to the building. The proposal is therefore contrary to the policies which seek to protect the integrity of listed buildings. These are set out in PPG15, The Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and the Taunton Deane Local Plan Policies EN16 and EN17.

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

**CONTACT OFFICER: 356469 MRS H PULSFORD (MON/TUES/WED)**

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