

34/2006/046

MR & MRS L TAYLOR

**ERECTION OF TWO-STOREY AND SINGLE-STOREY EXTENSION AT THE REAR, ERECTION OF DOUBLE GARAGE TO THE EAST, OF SLAPES, STAPLEGROVE, TAUNTON**

321038/127572

FULL

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**PROPOSAL**

Slapes is a detached cottage in a remote location in the countryside. It is a listed building. It is a 2 storey dwelling with a single storey extension at the rear. Materials are white, rough render, with a thatched roof on the main part and clay pantile roof at the rear.

Proposed development includes:- 1. removal of single storey rear lounge and erection of 2 storey extension at rear to include new entrance hall with porch, w.c., staircase, family dining room, kitchen and store, with en-suite bedroom above. Attached to the side of the extension at right angles is a conservatory. It is also proposed to construct a new covered way along the rear of the house to link to an outbuilding. Dimensions are 7.6 m x 5.8 m x 6.8 m high for the 2 storey extension with a rear chimney stack up to 7.9 m. The conservatory is 3 m x 3.6 m x 3.3 m high. Materials are render for the walls, thatch for the main roof and clay pantiles for the single storey part and the covered way, and brick for the chimney. 2. Double Garage – alongside the road to the north east of the entrance. Dimensions are 5.6 m x 5.1 m x 3.8 m to the ridge. Materials are timber boarding for the walls and clay pantiles for the roof.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY OFFICER Recommends refusal. The garage is in close proximity to the highway and this will inevitably result in excessive manoeuvring leading to an increased likelihood of vehicles reversing onto the highway from an access with extremely restricted visibility to the east.

CONSERVATION OFFICER cannot recommend this proposal be approved. 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 in any way. 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 sight. There is plenty of space here so that is quite 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 and Policy 49.

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 also considers that the proposed garage would detract from the appreciation of the listed building. The proposal therefore, does not meet the policy criteria.

## **RECOMMENDATION**

Permission 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. The proposed double garage has a poor relationship with the listed building and will compete and conflict with appreciation of the listed building, and it is in close proximity to the highway where it would be likely to lead to vehicles entering and leaving the highway in a forward gear. The proposal is therefore contrary to the policies which seek to protect the integrity of Listed Buildings and ensure highway safety. These are set out in PPG 15 C7, The Somerset and Exmoor National Park Joint Structure Plan Review Policies 9 and 49, 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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