

49/2004/026

MR & MRS UNDERHILL

ERECTION OF BASEMENT ROOM WITHIN NEW TERRACE AND RETAINING WALL AND NEW PORCH, GREENWAY FARM, WIVELISCOMBE.

07725/28445

FULL PERMISSION

PROPOSAL

Erection of new terrace and retaining wall to front of dwelling, incorporating additional room within the terrace. New porch also to be constructed. Retaining wall of terrace will include glazed panels within recessed arches. Materials to be stone.

Application 49/2003/072LB for new porch and terrrace granted Listed Building Consent 3rd February 2004. New application differs by adding some glazed panels to arches.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER verbally objects to proposal as incorporation of glazed panels within retaining wall will detract from the visual appearance of the Listed Building. Written comments will be included as update sheet.

PARISH COUNCIL view awaited.

POLICY CONTEXT

Policies S1 (General Requirements), S2 (Design), EN17 and EN18 (Listed Buildings) of the Taunton Deane Local Plan Revised Deposit are relevant to this application. Policy S1(D) seeks to ensure that the character and appearance of any affected building is not harmed as a result of development. Policy EN17 will not permit development which would harm a Listed Building or its setting. Policy EN18 will permit extensions provided the internal and external fabric of the building is preserved, and any extension is limited in scale so as not to dominate the original building or adversely affect its appearance.

ASSESSMENT

Large detached dwelling accessed by a single lane track, also leading to agricultural buildings behind the dwelling. Property at a higher level than the roadside. The proposed terrace to the front of the dwelling, incorporating glazing within the terrace is considered to detract from the setting and character of the Listed Building contrary to Local Plan policies.

RECOMMENDATION

Permission be REFUSED due to effect on setting of Listed Building and detracting from architectural and historic character.

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: