

49/2004/027LB

MR & MRS UNDERHILL

**EXTERNAL ALTERATIONS INCLUDING ERECTION OF NEW PORCH, RE-ROOFING TO EXISTING PORCH, NEW TERRACE AND RETAINING WALL WITH ROOM BELOW, EXTENSION TO EXISTING DRIVEWAY, GREENWAY FARM, WIVELISCOMBE (AMENDED SCHEME)**

07725/28445

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

The development of this site, as proposed, would adversely affect the setting of the Listed Building and detract from the architectural and historic character by reason of its siting, design and appearance.

**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 approves the application.

**POLICY CONTEXT**

Policies EN17 and EN18 (Listed Buildings) of the Taunton Deane Local Plan Revised Deposit are relevant to this application. Policy EN17 does 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.**

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: