

05/14/0050

MR M SUTTON

**REPLACEMENT OF ATTACHED GARAGE WITH ERECTION OF SINGLE STOREY EXTENSION TO THE SIDE OF BRAMDEAN, BISHOPS HULL ROAD, BISHOPS HULL (RETENTION OF PART WORKS ALREADY UNDERTAKEN, RESUBMISSION OF 05/14/0036)**

Location: 1 BRAMDEAN, BISHOPS HULL ROAD, BISHOPS HULL, TAUNTON, TA1 5EP

Grid Reference: 320353.124621

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5015-01 Location Plan  
(A3) DrNo 5015-PLB 02 Proposed Rev B  
(A3) DrNo 5015-PLBN-02A Existing Rev A  
(A3) DrNo 5015-02 Site Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

**PROPOSAL**

Demolition of attached garage and erection of single storey extension to the side elevation.

**SITE DESCRIPTION AND HISTORY**

Bramdean is a late C18 red brick house restored in the mid C20 and now split into two. No 1 is the southern part comprising the main accommodation elements of the historic house. It was listed at Grade II on 25 February 1955. Recent applications have been received for the installation of central heating, internal alterations and removal of gate piers (05/09/0006 and 0007/LB). There were earlier applications

(05/14/0036 and 05/14/0034/LB) which were withdrawn and there is a parallel listed building consent application to this current planning proposal (05/14/0051/LB).

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*BISHOPS HULL PARISH COUNCIL* - Supports application.

*LANDSCAPE* - No observations.

### **Representations**

None received.

## **PLANNING POLICIES**

CP8 - CP 8 ENVIRONMENT,  
NPPF - National Planning Policy Framework,

## **DETERMINING ISSUES AND CONSIDERATIONS**

There is evidence in the brickwork on the south elevation of the earlier existence of some form of structure on this side of the building, so there is some precedence for a lean-to building here. Part of the site of the proposed extension was also formerly occupied by the garage that has now been demolished - this was not of historic interest. In this particular case, and given the mid C20 alterations, I can accept the principle of a single-storey extension here and this application would result in the loss of less of the wall of the existing house than the previously withdrawn scheme. The windows to the main house it is proposed to replace are later replacements of limited historic value. The proposed window details submitted with the application were not acceptable and have been withdrawn by the agent. These can be re-submitted for approval post determination.

There are no additional windows created on the east elevation and no impact on the amenity of any neighbouring properties was identified or responses received.

Overall, the scheme would not reduce the significance of this listed building or its surroundings, or impact on neighboring properties. It is recommended that the application is approved.

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

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