

Area North Committee – 24 October 2012

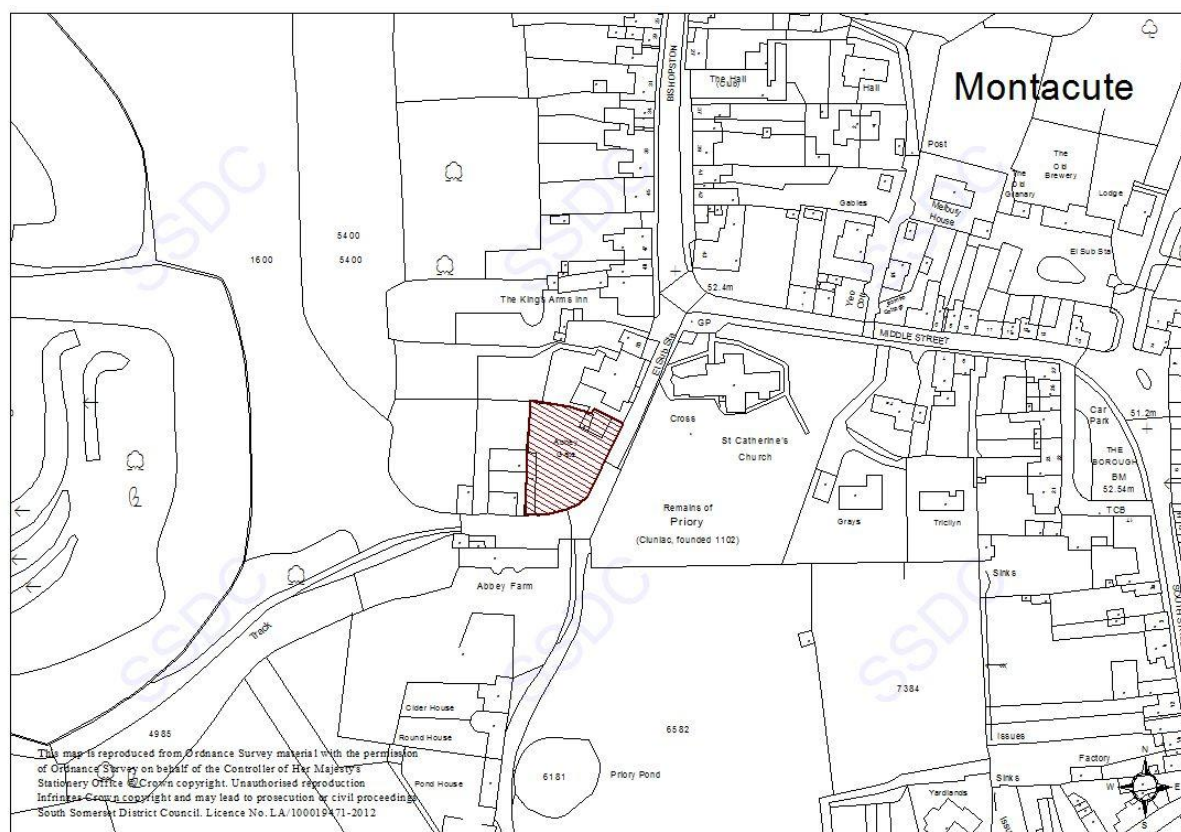
## Officer Report On Planning Application: 12/02705/LBC

<b>Proposal :</b>	Proposed extensions and alterations to dwelling. Formation of new vehicular access and driveway (GR 349629/116937)
<b>Site Address:</b>	Abbey Gate, Bishopston, Montacute
<b>Parish:</b>	Montacute
<b>ST MICHAELS Ward (SSDC Member)</b>	Cllr Jo Roundell Greene
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: <a href="mailto:claire.alers-hankey@southsomerset.gov.uk">claire.alers-hankey@southsomerset.gov.uk</a>
<b>Target date :</b>	13th September 2012
<b>Applicant :</b>	Mrs Janet Jenkins
<b>Agent: (no agent if blank)</b>	Mr Paul Day Honeysuckle Cottage, Church Street Kingsbury Episcopi, Martock, Somerset TA12 6AU
<b>Application Type :</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee as the accompanying application to planning application 12/02704/FUL.

### SITE DESCRIPTION AND PROPOSAL



The site is located within the parish of Montacute, off Bishopston which is an unclassified no-through road, which serves four other properties beyond Abbey Gate. A public footpath and bridleway also start at different points beyond Abbey Gate.

The property is a Grade II listed, detached two-storey dwelling constructed of hamstone and clay roof tiles with watertabling and mullion windows. This application seeks listed building consent for the erection of a two storey extension to the side of the property, a single storey extension to the rear, internal alterations and alterations to the front boundary wall of the property.

An application for planning permission is submitted alongside this application for the same works and internal alterations.

## **HISTORY**

No relevant planning history

## **POLICY**

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

National Planning Policy Framework - March 2012

Chapter 12 - Conserving and Enhancing Historic Environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy 9 - Built Historic Environment

South Somerset Local Plan (Adopted April 2006) Policies:

ST5 - General Principles of Development

ST6 - The Quality of Development

EH3 - Alterations to Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

## **CONSULTATIONS**

MONTACUTE PARISH COUNCIL - No objection but would have preferred the design to match the original house and to have the windows more like the original ones.

COUNTY HIGHWAY AUTHORITY - No observations (N.B. Objects to the FUL application)

AREA ENGINEER - No comment

CONSERVATION OFFICER - No objection subject to conditions

ENGLISH HERITAGE - No comment

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

It is considered the proposed alterations and extensions would not have a detrimental impact upon the listed building, its setting, appearance, character or any historic or architectural feature the property currently possesses.

## **RECOMMENDATION**

Permission be granted

## **JUSTIFICATION**

It is considered the proposed alterations and extensions would not have a detrimental impact upon the listed building, its setting, appearance, character or any historic or architectural feature the property currently possesses, and therefore the proposals are considered to be in accordance with Policies EH3 and EH5 of the South Somerset Local Plan.

## **SUBJECT TO THE FOLLOWING:**

01. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.  
Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).
02. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;
  - a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
  - b. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
  - c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
  - d. details of all hardstanding and boundaries;

- e. details of the rainwater goods and eaves and fascia details and treatment;
- f. details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction;
- g. details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished/removed.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the building in accordance with Policies EH3 and EH5 of the South Somerset Local Plan.

03. No work shall be carried out on site unless details of the gate to be hung in the new access to the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the setting of the listed building and in accordance with policy EH5 of the South Somerset Local Plan.

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 6227-10, both plans marked as 6227-11A, and agent's email dated 20/09/2012.

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

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