



SITE DESCRIPTION AND PROPOSAL

The application property is a Grade II Listed two storey dwellinghouse situated off Silver Street and within the conservation area of South Petherton.

Listed Building Consent is sought for the erection of a detached Greenhouse in the south eastern corner of the garden.

The garden extends to the rear of the property at a higher level and to the east behind a pair of semi-detached dwellinghouses fronting Silver Street which are separated from the application site by a mature hedge.

The proposed Greenhouse will be of standardised glazed design and appearance with a pitched roof.

HISTORY

- 21/01245/HOU - Erection of Greenhouse in upper part of garden -Pending Consideration
- 17/0381/FUL - Erection of a summerhouse - Approved
- 03/00789/LBC - Internal alterations - Granted

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A

of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development
EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (2019)

Chapter 12 - Achieving well-designed places
Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

CONSULTATIONS

South Petherton Parish Council: No observation received.

SSDC Conservation Advisor: No objections.

SSDC Highway Authority: No observations.

SSDC Highway Consultant: No highways issues - no objection.

South West Heritage Trust Archaeology: No objections.

REPRESENTATIONS

Ten neighbours notified and site notice displayed. No representations have been made to date.

CONSIDERATIONS

The principle consideration relates to the impact of the proposal on the setting of listed building.

Considerations relating to planning have been addressed in the associated application reference 21/01245/HOU.

The greenhouse will be well contained within the garden of the dwellinghouse and would be well separated from the listed house in the south eastern corner of the garden. It will not be readily visible from public vantage points whilst the design, scale and the glazing proposed provides a neutral effect which is considered sympathetic to the setting.

It is considered the character and appearance of the listed building will not be affected by the proposed

greenhouse and no objections have been raised by the Council's Heritage Advisor. The proposal is considered acceptable in terms of its impact on the setting of the listed building and as such would comply with policy EQ3 of the South Somerset Local Plan 2006-2028.

RECOMMENDATION

Grant Consent

01. The proposal, by reason of its siting, scale, design and materials, will cause no adverse effects on the setting of the listed building of the listed building, and will be in accordance with the aims and objectives of Policy EQ3 of the South Somerset Local Plan (2006 - 2028) and the policies of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

1. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
