

18/19/0012

MR J LITTLEWOOD

## **Erection of balcony to side of Mill House, Halse Road, Halse**

Location: MILL HOUSE, HALSE ROAD, HALSE, TAUNTON, TA4 3AQ

Grid Reference: 314240.128289

Full Planning Permission

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## **Recommendation**

**Recommended decision: Conditional Approval**

### **Recommended Conditions (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:

(A1) DrNo 1946/200A Proposed Plans & Elevations

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

### **Notes to Applicant**

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

## **Proposal**

It is proposed to erect a balcony to the north-west elevation. This will project 3m and will be 7.2m wide, with a 1.1m high glazed screen and supported on metal posts. It will be accessed via new bi-fold timber doors on the first floor and via external steps

leading from ground level on the southern side of the elevation.

## **Site Description**

Mill House is a semi-detached dwelling which is finished in painted stone under a slate roof with timber fenestration. It is in effect a split level property with the south-west elevation being on higher ground to the north-east elevation. Together with the adjoining neighbour, the property originally formed a mill and mill house. It lies to the east of the village of Halse and is within Halse Conservation Area.

## **Relevant Planning History**

None.

## **Consultation Responses**

*HALSE PARISH COUNCIL* - My Council has no objection to the application and has no further comments to make.

## **Representations Received**

None received.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

CP8 - Environment,  
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

## **Local finance considerations**

### **Community Infrastructure Levy**

The proposal is not liable for CIL.

### **New Homes Bonus**

This is not applicable to a householder application.

## **Determining issues and considerations**

The determining factors are the affect on the amenities of neighbours, the appearance of the development and the impact on the Conservation Area.

The balcony will be erected on the end elevation furthest away from the neighbouring dwellings and will look towards the garden and outbuilding belonging to Mill House. There will thus be no impact on residential amenity.

The balcony will be a simple design in contemporary materials which will be in keeping with the traditional farmhouse style of the house on the north-east elevation and the more modern appearance of the south-west elevation, with the low level catslide dormer.

Mill House and The Mill Cottage, the adjoining semi, are very different dwellings, The Mill Cottage being smaller in size and rendered with a clay tiled roof. The addition of the balcony to Mill House will therefore not affect the appearance of the two properties.

As Mill House is in Halse Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is of importance and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area in determining the application. It is considered that the simple design and open nature of the balcony will preserve the character and appearance of the Conservation Area. It is noted that Manor Mill and Manor Mill Cottage to the north-west of Mill House are grade II listed buildings. However, there is a distance of about 23m between the north-west elevation and the two listed buildings so there will be no adverse affect on the setting of these buildings.

The balcony will not be visible from the highway or any open space used by the surrounding properties so there will be no impact on the street scene.

The proposed development is thus acceptable and in accordance with policy CP8 of the Taunton Deane Core Strategy and policy D5 of the Taunton Site Allocations and Development Management Plan. It is recommended for conditional approval.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

**Contact Officer: Mrs S Wilsher**

