

DELEGATED REPORT

Application No: 08/04164/FUL	Case Officer: David Cox
Address of Proposal: Eastwood Manor, East Harptree, BS40 6AH	
Details of proposal: Eastwood Manor is a Grade II listed building set within large grounds and is also within an Area of Outstanding Natural Beauty. The proposal is for the erection of a single storey covered swimming pool on the northern rear elevation of the Manor. The proposal also includes building a single storey structure over part of the existing courtyard but within the existing walls of the building. The swimming pool building would measure approximately 20 metres long, 8 metres wide and 5.5 metres tall. The building would have a glazed link to the Manor House.	
Relevant history: 08/04166/LBA - External alterations to erect a single storey rear covered swimming pool extension – running alongside this application.	
Consultation/Representations: East Harptree Parish Council: Support Heritage and Conservation Officer: No objection. Neighbour Consultation: No comments received.	
Policy: At the meeting of the Council on 18 th October 2007 the Bath and North East Somerset Local Plan, including minerals and waste policies was adopted. The following policies are material considerations: D2, D4, BH.2 and NE.2 of the Bath and North East Somerset Local Plan, including minerals and waste policies, adopted October 2007. PPG15 – Planning and the Historic Environment	
Officer Assessment: Impact on the Setting of the Grade II Listed Building: The proposals have been negotiated with the Council's Heritage Officer who has no objection to the proposals. The swimming pool would be located on the rear elevation away from the principle elevations of the building. The building was originally proposed to be attached to the eastern wing of the Manor House but was negotiated that it should be detached from and joined by a small glazed link section. As a result it is considered that the proposal achieves a good balance in relation to the properties built form. Therefore the proposal is considered to be acceptable in terms of the impact on the Listed Building both in terms of historic fabric and its setting. Impact on the Area of Outstanding Natural Beauty: The proposed building would be a single storey addition to what is already a large dwelling. It is not considered that it would cause any harm to the beauty of the landscape of the AONB.	
Recommendation: - Permit with the following conditions. 1. TL03	

2. MT07 E
3. MT06

REASONS FOR GRANTING APPROVAL

1. The decision to grant approval has taken account of the Development Plan, relevant emerging Local Plans and approved Supplementary Planning Guidance. This is in accordance with the Policies set out below at A.

A. Bath and North East Somerset Local Plan (including waste and minerals policies) 2007 Policies BH.2, NE.2, D.2 and D.4

The proposed development would not materially affect the setting or historic fabric of the Grade II Listed Building or on the beauty of the landscape of the Area of Outstanding Natural Beauty.

Footnote:

This decision relates to drawing nos: Design and Access Statement, Historical Research, Site Location Plan, Photos, 3694sw-04, 1771:04, an/018/03/P REV F, 1771:01E, 3694sw-05, 1771-S-01, 1771-BP-01 date stamped 7th November 2008.