

## **Planning Report October 2021**

**Application Reference** – 21/04021/FUL

**Address of Proposal** - Sharpstone Cottage, Sharpstone Lane, Freshford, Bath, Bath And North East Somerset, BA2 7UA

**Proposal** - Two storey extension to rear with glazed lean-to. Reinstatement of previously existing porch structure. Internal works to first floor layout. Alterations to existing garage facade. Refurbishment of existing windows.

**Type of Application** - Full Application

**Planning Constraints** - Agric Land Class 3b,4,5, Conservation Area, Housing Development Boundary, Listed Building, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

**Related Property** - Sharpstone Cottage, Sharpstone Lane, Freshford, Bath, BA2 7UA.

### **Key Points –**

- The property is Grade 2 listed
- The extension is to the rear of the property
- The volume increase is acceptable.

### **Comments –**

- We believe the proposal is well considered and sympathetic to the listed status of the building.
- The proposed works to the garage will be an improvement and scheme will on the whole make a positive addition to the Conservation Area.

### **Recommendation –**

- Support

21/04237/FUL 1 The Old House, The Hill, BA2 7WG: Erection of a temporary 'feather edge' fence behind newly planted yew hedging on a raised garden area, in front of southern elevation of property (Retrospective).

***Deferred to next meeting.***