

42/13/0023

MR R FLETCHER

**ERECTION OF SINGLE STOREY EXTENSION AND PORCH TO THE FRONT,  
SINGLE STOREY EXTENSION TO THE SIDE AND CARPORT AT 13 ORCHARD  
CLOSE, TRULL**

Grid Reference: 321453.122275

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposed development would not harm visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (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:

(A3) DrNo 4 Elevations  
(A3) DrNo 3 Ground Floor Plan  
(A3) DrNo 2 Elevations as Existing  
(A3) DrNo 1 Ground Floor Plan as Existing  
(A4) DrNo 5 Site Layout Plan  
(A4) Location Plan

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

**Notes to Applicant**

1. In accordance with paragraphs 186 and 187 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**

Permission is sought to erect a gable fronted extension on the principal elevation of this detached bungalow. The proposed extension will project 3.2m from the front elevation and be 3.5m in width. A pitched roof porch measuring 2.1m x 1.8m is proposed alongside this extension to the south.

A further extension is proposed on the north elevation measuring 2m x 3.45m is proposed on the side (north) elevation - it is considered that this extension falls within the permitted development rights for the property. A small section of screen wall will be removed and a side gate erected, again this does not require planning permission.

A carport is proposed to be built in front of the existing garage. This will have wooden posts and open sides and roof. This is proposed to be built up to the boundary with the Neighbour's garage at no 14 - no encroachment will take place onto the adjoining driveway.

The materials to be used in the construction of the extension will match the existing dwelling.

## **SITE DESCRIPTION AND HISTORY**

The existing dwelling is a part brick/part render detached bungalow with a gabled tiled roof. It has a flat roofed garage located to the south of the bungalow that is attached to the neighbours garage at no 14, these garages are accessed by a shared driveway and are set back approximately 5 metres from the front elevation. The garden to the front is open plan and has a 1.8m fence along the northern boundary - this fence will remain.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP -*

*TRULL PARISH COUNCIL -* Objects -The front extension will break the building line. Moreover, the carport and division of the driveway will impede access for the neighbour

### **Representations**

6 letters of OBJECTION have been received. The main objections are:

- That the extension under these proposals will extend beyond the existing building line.
- The moving of the building line would adversely affect the well established outlook visually and affect privacy.
- The alteration to the driveway and introduction of a carport could lead to a

- potential safety hazard.
- The neighbour suffers from Parkinson's disease and has great difficulty getting in and out of her car. Therefore, any additional structure would mean that she would be unable to have the use of the neighbour's driveway.
  - The alterations reduce the legitimate usage of the road to an unacceptable level that could lead to a vehicle overhanging the adopted highway to the detriment of other road users.
  - The proposed alterations would be out of keeping with the design and character of the existing dwelling and have an adverse impact on the area as a whole.
  - The proposal goes far beyond the building line and whilst it does not affect the angle of light or sight it directly affects the aspect, a view I have enjoyed for a number of years.
  - The side extension and gate will almost come up to no 12.
  - The screen wall is due for demolition.
  - A wood fence to the front of the property will be out of keeping with the rest of the properties.
  - The applicants should have spoken to neighbours before submitting the application.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
H17 - TDBCLP - Extensions to Dwellings,  
NPPF - National Planning Policy Framework,

## **LOCAL FINANCE CONSIDERATIONS**

N/A

## **DETERMINING ISSUES AND CONSIDERATIONS**

It is considered that the proposed extension is modest in design, the size is suitable and does not have any adverse impact on the character of the existing bungalow or affect the amenities on the adjacent dwellings. Whilst the proposal will create a gable extension to the front of the bungalow, other bungalows in Orchard Close already have gable fronts and it is considered that there is no uniform building line or specific house type. The neighbour has stated that it will affect the aspect of her view, however, the extension is on the front of bungalow furthest away from her property and the loss of a view cannot be considered to be a reason for refusal.

The extension shown on the north elevation falls within the permitted development criteria for the property and therefore, planning permission is not needed for this extension. Likewise, the removal of the screen wall and erection of the side gates does not require planning permission. Although the neighbour at 12 Orchard Close has raised concerns with regards to a new wooden fence being out of keeping with the area - the plans specify that the front fence will be a one metre high timber picket fence that, again, would not require planning permission.

The proposed car port is shown to be built wholly within the applicant's curtilage and

therefore, no encroachment will occur onto the shared driveway at no. 12 Orchard Close. Whilst some of the objections that have been received are raising concerns with regards to access issues should the car port be erected, this is not a planning consideration. The carport is shown to erected within the curtilage of no. 14 and it is not a given right that this area can be used by the neighbour at 14 Orchard Close to get in and out of her car. A solid 2 metre fence could be erected along the boundary line between the driveway without planning permission. The carport will cause no reduction in the current parking arrangements and two cars will be able to be parked on the driveway - this will cause no impact on highway safety. One letter states that the garage should not be brought into the dwelling and that which would then require a car port - this is not the case as the garage will still be available for the parking of cars, it is not shown to be converted to additional accommodation as part of this application

The proposed development is not considered to have an adverse impact on amenity or the street scene and is supported.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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