

05/2005/008

MR & MRS SCORER

ERECTION OF TWO STOREY EXTENSION WITH SINGLE STOREY CONSERVATORY AND FRONT DORMER WINDOW TO EN-SUITE BATHROOM ABOVE SITTING ROOM, AT 19 BADGERS CLOSE, TAUNTON.

20830/24304

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a two storey extension to the south elevation (side), a conservatory on the rear elevation, and a dormer window in the front elevation. The plans also show that the loft will be converted to 2 rooms.

The two storey extension has dimensions of 3.3 m width x 8 m deep. The roof rises to the height of the existing ridge at 8.2 m but is hipped away from the eaves which are at a height of 5.3 m. Materials will match the existing dwelling.

The existing dwelling is a detached 4 bedroom property at the head of a cul-de-sac on a modern estate. The side of the site is sideways on to the rear boundary of dwellings which front the main road A38 (Wellington New Road).

A similar proposal was refused in November 2004. The main difference now is that the roof of the two storey extension is hipped instead of a gable end.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL feel that this extension could be overbearing to the residents of 34 Wellington New Road.

TWO LETTERS OF OBJECTION have been received raising the following issues:- still gravely concerned that amended proposal does not address the reason for refusal of the previous application, mainly that the scale, height and bulk of the proposed extension would have an overbearing and dominating impact; planning law recognises that the harmful impact of a proposed development is a material consideration; existing dwelling already dominates the garden and proposed extension will significantly increase the visible mass to create an extremely overbearing structure, which will have a detrimental impact and block out light to garden; overlooking windows will result in loss of privacy; would not be willing to permit access for building works; significant increase in floor area; will be an example of gross overdevelopment within a compact residential area; single storey extension to south elevation would be acceptable; plans do not indicate how close extension will be.

POLICY CONTEXT

Policy H19 supports house extensions provided they do not harm the residential amenities of surrounding properties or the amenities of the site; the form and character of the dwelling, and are subservient to the existing dwelling in scale and design.

ASSESSMENT

There is no objection to the conservatory or the dormer windows, and it is considered that the concerns to the previous application have been satisfactorily addressed.

The main issue previously was the impact which the two storey extension and the proposed windows would have had on the nearest property, No. 34 Wellington New Road.

The rear garden of No. 34 has a distance of some 15 m from the rear of the dwelling to the rear boundary, with a 2 m timber fence along the boundary. The dwelling has had a single storey dining room extension on the rear, with patio doors leading onto a patio. There is some low screening vegetation to the patio, 2 steps lead down to a lower part of the garden where there is no screening vegetation.

At present, the side gable wall of 19 Badgers Close is just over 4 m from the side boundary, and rises to a single height of 8.2 m. The proposed extension will bring the side wall to 0.7 m from the boundary, but the roof will be hipped away from the eaves.

The 3 ground floor windows in the proposed side elevation serving the garage and workshop have a top height of 2 m from ground level and will be close to a 2 m fence. The first floor window serving a dressing room, will have a cill height of 1.8 m and will be obscure glazed. There is also a rooflight in the south elevation. None of these windows will result in loss of privacy to the neighbours. The extension lies to the north of the objector's dwellings, and it is considered that the proposed extension is now acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, obscure glazing, GDPO windows, workshop domestic.

REASON(S) FOR RECOMMENDATION:- The proposed extension does not give rise to any unacceptable visual or neighbour impact, and it is in accordance with Taunton Deane Local Plan Policies H19, S1 and S2 (Revised Deposit numbering).

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

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NOTES:

