

07/2005/019

MR & MRS R BRYANT

ERECTION OF FIRST FLOOR EXTENSION OVER EXISTING GARAGE AT FAIRFIELD, BRADFORD ON TONE

17210/22627

FULL PERMISSION

PROPOSAL

The application is for the erection of a two storey pitched roof extension attached to the side of an existing semi-detached dwelling within the village limits of Bradford on Tone. There is an existing flat roofed garage at present and this will be retained, with an en-suite bedroomed formed above.

The front wall of the extension will be set back 2.2 m from the front wall of the house, and the ridge of the extension will be 700 mm lower than the ridge. Materials will match the existing house.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan allow extensions to dwellings providing that they are appropriate in scale and design and do not harm amenity.

ASSESSMENT

The proposed extension will be in keeping with the existing dwelling and will satisfy all the policy requirements.

A previous permission for a single storey extension across the rear of the dwelling has not been implemented.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension does not adversely affect the character of the existing dwelling, or visual and residential amenity and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

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: