

05/16/0031

MR & MRS VINING

**Erection of single storey side and rear extension at 15 Waterfield Close, Bishops Hull**

Location: 15 WATERFIELD CLOSE, BISHOPS HULL, TAUNTON, TA1 5HB

Grid Reference: 320616.124354

Full Planning Permission

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## **Recommendation**

### **Recommended decision: Conditional Approval**

#### **Recommended Conditions (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 A.01 Site Location and Block Plan  
(A3) DrNo A.03 As Proposed

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

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed development does not harm the character and appearance of the building and surrounding area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

#### **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 granted planning permission.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof

overhang will encroach on, under or over the adjoining property.

## **Proposal**

It is proposed to remove the current utility extension and lean-to conservatory on the rear extension and erect a single storey extension which will wrap around the rear (east) elevation and side (north) elevation of the dwelling. The extension will extend to the rear by 3.3 metres and be 8.77 metres wide to provide a family room with bi-folding doors and four rooflights. It will have a monopitch roof with a ridge height of 3.95 metres and an eaves height of 2.65 metres.

To the side the extension will have a pitched roof with a height of 4.2 metres and will protrude 2.7 metres and have a width of 5.47 metres. This will provide a lobby and utility room with three windows and a back door. The front door to the property is currently on the north elevation but this will be moved to side of the new extension on the west elevation.

The application is being presented to the planning committee as the applicant is a member of staff.

## **Site Description**

15 Waterfield Close is a buff coloured brick semi-detached dwelling with concrete interlocking tiles and upvc windows and doors. It is an unusually designed house with the front door in the side. There is open space and public footpaths to the north and west elevations.

## **Relevant Planning History**

05/15/0035 - Change of use of land from amenity to domestic and repositioning of boundary wall - approved 11 January 2016.

## **Consultation Responses**

*BISHOPS HULL PARISH COUNCIL* - No objection.

## **Representations Received**

None received.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

H17 - TDBCLP - Extensions to Dwellings,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

## **Local finance considerations**

### **Community Infrastructure Levy**

The proposal is not liable for CIL.

## **Determining issues and considerations**

The side extension is modest projecting only 2.7 metres within the area bounded by the wall. The extension, with its pitched roof, will reflect the gable of the dwelling and is acceptable. The repositioning of the front door will not detract from the symmetry of the west elevation with its neighbour, no. 17, as it will be set back and the pitch of the roof will complement the style of the roof on the west elevation. The proposed windows for the lobby and utility room and the back door will be mainly obscured by the boundary wall.

The existing lean-to rear extensions are 2.5 metres in length, the utility room has a height of 3.95 metres and the conservatory has a height of 3.8 metres. The proposed rear extension will be longer at 3.3 metres and have the same height as the existing utility room, but the overall uniformity of the extension to the rear will enhance the dwelling.

There is a fence of approximately 2 metres and some mature trees between nos. 17 and 15 and no. 17's conservatory is at a similar height and length to no. 15's proposal which means that there will be no loss of amenity for no. 17. No. 21 is a single storey dwelling and there is a hedge of over 2 metres high between no. 15 and no. 21 which will screen the extension so there will be no overlooking to/from no. 15 and no. 21.

It is therefore considered that the extensions are acceptable in terms of design and scale and are thus in accordance with policies H17 and DM1. Approval is therefore recommended.

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

**Contact Officer: Mrs S Wilsher**