

22/09/0008

MR C JOHNSON

## **ERECTION OF GROUND AND FIRST FLOOR EXTENSIONS AT COATE COTTAGE, LYDEARD ST LAWRENCE**

31977.130518

Full Planning Permission

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### **PROPOSAL**

The proposal comprises the erection of a single-storey garden room, and the replacement of a flat roofed first-floor extension to the rear with a pitched roof first-floor extension to the rear and side. The agent is the partner of a member of staff.

### **SITE DESCRIPTION AND HISTORY**

Coate Cottage is a detached sandstone and thatched dwelling.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP* - No observations.

*LYDEARD ST LAWRENCE & TOLLAND PARISH COUNCIL* - Objects. 1: Extensions would be too large and out of character with a small cottage. 2. The two-storey section would be better with thatch to match existing ( not tiles ). 3. The loss of another small property in the area.

#### **Representations**

None received.

### **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

### **DETERMINING ISSUES AND CONSIDERATIONS**

I do not consider that the extensions are too large, as only two small bedrooms and a garden room are being added. Neither can the proposal justifiably or reasonably be resisted on the basis that this would result in "the loss of another small property...". Whilst I do understand the Parish Council's concern about use of appropriate materials. Although the thatch is being continued in respect of the first floor extension to the side, materials for the first floor extension to the rear incorporate unstained natural oak cladding and double roman tiles to match the existing porch. However, I do not consider that such harm will be caused to justifiably recommend that the proposal be resisted on this basis. The building is not listed, the extensions would barely be visible from public

view, a flat roofed first floor extension would be replaced with a pitched-roof, and neither the character of the building nor visual amenity would be adversely affected.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

## **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. Only those materials specified in the application and indicated on the submitted drawings shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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