

34/09/0037

MR R ANDERSON

**ERECTION OF TWO STOREY SIDE EXTENSION, REAR CONSERVATORY, REPLACEMENT GARAGE AND REPLACEMENT PORCH AT 3 HILLHEAD COTTAGES, RECTORY ROAD, STAPLEGROVE AS AMENDED BY AGENT'S E-MAIL DATED 4 JANUARY 2010 AND ACCOMPANYING AMENDED DRAWING NO. 2209\_02 REV.C**

321194.126729

Full Planning Permission

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**PROPOSAL**

It is proposed to add extensions to a semi-detached house. The extensions will be a 2-storey side extension, a rear conservatory, a replacement porch at the front, and a replacement garage at the side.

The 2-storey extension will be 3.2m wide x 5.2m deep x 7m high. It will be set back slightly from the front building line and the ridge is 0.25m below the ridge of the existing house. Proposed materials are brick and tiles to match the existing. The proposed garage will be to the side of the house, but set back behind the rear building line. It will be 3m x 5.5m, and materials will be timber with a tiled roof. The replacement porch at the front will have a pitched roof and materials to match the dwelling and the conservatory will be glazed.

The application is presented to Committee as the agent is related to a member of staff.

**SITE DESCRIPTION AND HISTORY**

The site lies on the northern edge of Staplegrove, where there are 3 pairs of 2-storey, semi-detached dwellings fronting the road. No. 3 is the northern half of the middle pair. The site is within the settlement limits.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP - No obs.*  
*STAPLEGROVE PARISH COUNCIL -*

**Representations**

None received

**PLANNING POLICIES**

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

**DETERMINING ISSUES AND CONSIDERATIONS**

The proposed extensions are in keeping with the existing dwelling in terms of scale,

design and materials and will be subordinate to the dwelling. Some of the other dwellings in the row have had similar 2-storey extensions, and this proposal is in keeping with these. The proposal is in accordance with the policies which allow extensions to existing dwellings. The amended plans delete the timber cladding from the front elevation of the proposed two storey extension.

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

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and H 17 (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. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building 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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