

34/10/0003

MR D REED

**ERECTION OF GROUND FLOOR EXTENSION AT 113 SCOTT CLOSE,  
TAUNTON**

321363.125827

Full Planning Permission

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**PROPOSAL**

The application seeks planning permission for the erection of a single storey ground floor extension, to the rear (north elevation) of 113 Scott Close, Staplegrove. The proposals will provide a small infill extension to the rear and will require the removal of a small lean to canopy roof that currently provides shelter to the rear of the dwelling.

The extension will provide for additional living accommodation to the rear of the kitchen and dining area and will also link into the attached garage through a new internal doorway. The extension will be finished in facing brick, white uPVC windows and doors and concrete interlocking roof tiles, all to match the original building. The design incorporates two rooflights, one window and one set of French doors, all to the north elevation. The extension will measure 5.6 metres x 1.8 metres, with a maximum height of 3.5 metres.

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

**SITE DESCRIPTION AND HISTORY**

113 Scott Close is a detached two storey dwelling with four bedrooms and is located towards the end of a cul-de-sac within this large housing estate, to the north of Bindon Road. The building is served by off road parking and an attached single garage with gardens to the front and rear. The rear garden is well enclosed and bound by 1.8 metre timber panel fencing. The dwelling is finished in red facing brick, concrete interlocking roof tiles and white uPVC fenestration throughout.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations to make  
*STAPLEGROVE PARISH COUNCIL* - No observations received to date.

**Representations**

None received to date

**PLANNING POLICIES**

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

## **DETERMINING ISSUES AND CONSIDERATIONS**

The pertinent issues that require consideration in determining the application are the impact upon the visual and residential amenity of the area.

The design of the proposal incorporates a lean to roof and utilises materials that will tie in with the original building. The scale is considered acceptable and will make use of a small infill section to the rear. With the extension being located to the rear, it will not be visible except from within adjoining properties; the design and scale of the proposed development are therefore considered acceptable and will not detract from the visual amenity of the area.

Having regard to the residential amenity of neighbouring properties, the proposal will be screened from the neighbouring properties to either side (111 & 115 Scott Close) by garages either side of the extension whilst the amenity afforded to the dwelling houses to the north will be protected by existing boundary treatments. As a result there will be no material loss of light, privacy or outlook resulting from the proposed development and therefore the residential amenity of the area will be materially unaffected.

Given the above considerations, it is recommended that planning permission be granted subject to there being no further letters of objection received before the end of the public consultation period (25th February 2010). Conditions relating to time limit and materials are recommended.

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

Recommended Decision: Subject to no representations being received by 25th February 2010 - 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 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

1. 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.

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

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