

34/10/0010

MR R ANDERSON

AMENDED PROPOSAL TO PREVIOUS APPLICATION 34/09/0037 FOR THE ERECTION OF A SUN ROOM AT 3 HILLHEAD COTTAGES, STAPLEGROVE, TAUNTON

321193.12673

Full Planning Permission

PROPOSAL

Planning permission (ref.no.34/09/0037) was granted in January 2010 for extensions to the property which included a 2-storey side extension, rear conservatory, porch and replacement garage. The works have commenced, and the applicant wishes to have a garden room rather than a conservatory on the rear of the property. This application therefore relates solely to a proposed garden room. The room will have the same depth (3.1m), the same width (6m) and will be single storey, but with a slightly higher roof. The roof is monopitch rising to 3.1m. Materials for the garden room will be brick and tile to match the existing house.

The application is before 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 observations

STAPLEGROVE PARISH COUNCIL - No further comments on the application

Representations

none received

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

Permission has recently been granted for extensions to this property and work is

under way. The proposed garden room will respect the character of the house and is a sufficient distance away from neighbouring properties so as not to have any affect on residential amenity

As the extension is single storey and on the rear of the 2-storey dwelling, there is no impact on the street scene.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

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 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. 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 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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