

38/10/0089

MRS E LEIGHTON

ERECTION OF EXTENSION TO THE REAR OF THE GARAGE AT 36 PARKFIELD DRIVE, TAUNTON

321724.124261

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

The resulting garage, although large, is not considered to result in a dominating impact upon the existing property, nor have an adverse impact on the street scene. There will be no material impact upon the living conditions of the occupiers of the adjacent property, and no harm to highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), and S2 (Design) of the Taunton Deane Local Plan.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo C4708/100a received 6 May 2010 Plans and elevations existing and proposed REVISED

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

1. Please be aware that the proposed extension falls within a flood zone and therefore floor levels within the proposed development should be set no lower than existing levels and appropriate flood proofing should be incorporated. Further advice can be obtained from the documents, "Preparing for Floods" which can be found at <http://www.planningportal.gov.uk/uploads/odpm/400000009282.pdf>

PROPOSAL

36 Parkfield Drive is a brick and tile detached dwelling set amongst a mix of size and style properties. To the west is a bungalow and to the east a two storey dwelling. A detached brick and tile garage lies against the eastern boundary, no. 34. The site falls within Flood Zone 3 – High Risk Area and backs on to the residential properties on Hilary Road.

This application seeks planning permission for an extension to the garage to form a workshop/store. It is proposed to be the same eaves level, although deeper and would therefore have an increased ridge level.

This application comes before the planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received

PLANNING POLICIES

FZ2 - Floodplain Zone 2,
FZ3 - Floodplain Zone 3,
F1 - TTCAAP - Developments within the Floodplain,
T1 - TDBCLP - Extent of Taunton,
STR2 - Towns,
STR4 - Development in Towns,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

The existing garage is set to the rear of the dwelling and is of gabled roof design. The proposed extension is designed to be in keeping with the existing gabled style. Whilst the extension will have the same eaves level and same pitch as the existing garage, being wider, it will be on a higher ridge level. However, this is marginal and will not result in a dominating impact on the garage. Being to the rear of the existing

garage, which is to the rear of the property, it is not visible in the street scene.

The garage lies close to the boundary with no.34, although does not abut it. Over the boundary is a conservatory and the garage lies adjacent to the garden to the rear of this. The extension, being to the rear of the garage, lies adjacent to the lower part of the garden and not the main amenity space. In addition, the eaves level is not significantly higher than a 2 metre high fence which could be under permitted development rights. The extension is not therefore considered to result in any overbearing impact or overshadowing of the adjacent property. To the rear is a single storey flat roof extension at 18 Hilary Road, with a small high level window facing the site. Being such a small window, it affords little light to the interior and is assumed to be a secondary window. As such, the proposed extension is not considered to have a material impact upon the residential amenities of that property. The extension lies a sufficient distance from the boundary with no.38 to avoid impact.

The application is accompanied by a Flood Risk Assessment which states that the floor level will match that of the existing garage. That is in accordance with the standing advice provided by the Environment Agency.

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

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