

38/11/0246

MR & MRS D MEADOWS

ERECTION OF TWO STOREY EXTENSION TO THE SIDE AND PORCH TO THE FRONT OF 85 FARM VIEW, TAUNTON

Grid Reference: 323238.127161

Full Planning Permission

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

(A3) DrNo 1 Floor plans as Existing
(A3) DrNo 2 Elevations as Existing
(A3) DrNo.3A Proposed Ground & First Floor Plans
(A3) DrNo.4A Proposed Elevations
(A4) DrNo.5A Block Plan
(A4) Location Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the **first floor** window to be installed in the east elevation of the extension shall be obscured glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to and agreed in writing by the Local

Planning Authority prior to its installation and shall thereafter be so retained.

Reason: To protect the amenities of nearby dwellings in accordance with Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

PROPOSAL

The proposal comprises the erection of a two-storey and single-storey extension to the side and a porch to the front of the dwelling. The extension will provide a garage and utility room on the ground floor and a bedroom, with en-suite, on the first floor.

The proposed extension will be finished in render, cladding, and a tiled roof, all materials matching the existing dwelling.

The application has been amended reducing the size of the two-storey extension by setting the extension back from the front of the dwelling by 1.9m.

The application is presented to the Planning committee as the applicant is a member of staff.

SITE DESCRIPTION AND HISTORY

The dwelling is an end of terraced property sited within a residential area of Taunton. The frontage of the property is set back from the estate road with an open-plan layout providing a large grassed area between the dwelling and the road. Vehicular access to the property is located to the rear where there is an existing access into the garden/parking area.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No objection: -

- Subject to condition that garage used for parking of domestic and private needs and not used for business.
- No significant increase in occupancy of the site.
- Proposal will not affect retained parking area and will not result in an increase in vehicle movements.

Representations

None received.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations are impact on residential amenity and character and appearance of the area.

Residential amenity

As amended, the two-storey element of the proposal will be set 4m away from the corner of the adjoining dwelling (No 87), with the two-storey extension being 2m away. At these distances the proposed extension is not considered overbearing on the neighbouring property and will not cause any detrimental loss of light.

There are no windows within the side elevation of the proposal and one window is proposed at first floor level within the front elevation. The first floor window within the front elevation will serve a dressing area; as the window is within close proximity of the neighbouring property, obscure glazing will be requested.

Character and appearance

The proposed extension is considered subservient and in keeping with the character of the main dwelling, having a lower ridge height, being set back from the front and back of the dwelling and being constructed with materials to match.

As the dwelling is an end of terraced property set at a right angle to the adjoining row of terraced dwellings there is a distinctive gap between the rows of dwellings. The originally submitted scheme enclosed the gap to the point that was unacceptable. The amended scheme reduces the two storey element of the extension, retaining the gap between the properties and the character and appearance of the area, and layout of the estate, at this point.

Conclusion

The proposed extension is not considered to harm the residential amenity of the area, the character and appearance of the dwelling and surrounding area. As such, the proposal is considered acceptable.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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