

52/17/0044

MR TORQUIL ROSS-MARTIN

**Erection of first floor extension and single storey extension on the north east elevation and summer house in the rear garden of 2 Trendle Road, Taunton (Retention of part works undertaken)**

Location: 2 TRENDLE ROAD, TAUNTON, TA1 4NB

Grid Reference: 320915.123034

Full Planning Permission

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## **Recommendation**

**Recommended decision: Conditional Approval**

### **Recommended Conditions (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:

- (A4) Location Plan
- (A4) Site Plan
- (A4) Proposed First Floor Plan
- (A4) Proposed Front Elevation
- (A4) Proposed Ground Floor Plan
- (A4) Proposed Rear Elevation
- (A4) Proposed Side Elevation
- (A4) Front and Side Elevations of Summerhouse

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

### **Notes to Applicant**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

## Proposal

This application seeks to retain an existing summer house measuring 4m by 3m and a height of 3m in the rear garden, erect a first floor extension above the existing single storey to the side and erect a single storey flat roof extension to the front of this extension.

Initially, the flat roof extension projected further to the side of the property and was shown to be a garage. Concerns have been raised with the Applicant in terms of the size, design and lack of space to park a vehicle off the road in front of the garage. This has been overcome by reducing the size of the extension and it will no longer be used as a garage.

## Site Description

2 Trendle Road is a semi-detached property built on a corner plot on the junction of Treadle Road and New Barn Park. To the side of the dwelling there is a single storey pitched roof extension where it is proposed to erect the first floor, to the front a flat roof porch.

The garden is open plan with a pair of garages built alongside but outside the rear boundary. One of these garages is within the ownership of the Applicant and the other the neighbouring property. Along the rear boundary a summer house has been erected; it is 3m in height by 4m x 3m.

## Relevant Planning History

52/92/0007 Erection of single storey extension

Approved

## Consultation Responses

*COMEYTROWE PARISH COUNCIL* - The proposed garage is totally out of place at right angles to the existing property and to approach it would be from a bend in the road with limited visibility. It is out of character with the surrounding area and properties and would have detrimental impact street scene and the proposed approach and driveway would be of insufficient space to park a vehicle.

The summerhouse is totally out of character with the area and surrounding properties due to its size and location in the street scene. The corner of the building is too close to the edge of the pavement where the boundary and site line wall has been removed to accommodate the building's forward relocation, and we believe the measurements to be incorrect on the plan. The two garages behind are now completely hidden and any vehicle leaving the drive of these two garages are now blind to pedestrians and oncoming traffic.

The Council have no comments to make on the first floor extension.

The Parish Council have been reconsulted on the amended plans and still oppose the summerhouse. Although not opposing the proposed ground floor extension, the Council would rather see a pitched roof instead of the flat roof. In addition, a

condition should be added so that the utility room could not be converted to a garage in the future.

*PLANNING ENFORCEMENT* - No comments received.

*SCC - TRANSPORT DEVELOPMENT GROUP* - Refer to standing advice

## **Representations Received**

4 Trendle Road - supports the application - The summer house is a real visual improvement on the wall and the unkempt hedge that it has replaced. It does not affect safe exiting from my garage. The danger is caused by cars parked on the corner of Newbarn Park and Trendle Road. As this is a corner plot the proposed extension should not be a problem.

4 letters of objection - raising concerns that the summerhouse does not enhance the area and affects visibility for people leaving the pair of garage to the rear. The first floor is an over development of the site and the garage will also have a negative impact and will impair visibility and the driveway in front of the garage is too short to have cars parked on it.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,  
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

## **Local finance considerations**

### **Community Infrastructure Levy**

Not payable in this instance

## **Determining issues and considerations**

The first floor extension will be constructed above a modest sized extension already positioned at the side of the property; it has no adverse impact on the street scene, it is subservient and will be in-keeping with the main dwellinghouse.

Concerns have been raised with the Applicant with regards to the extension which was shown to be a garage in terms of size and the lack of space in front the garage to be able to park a car in front. The Applicant has reduced the size and whilst it will be positioned in front of the existing extension it no longer projects to the side. Whilst flat roof extensions are not generally acceptable in design terms on the front of a property, in this instance flat roof extensions are a characteristic feature of the Newbarn Park estate with all the properties opposite 2 Trendle Road having integral garages with a small area of flat roof projecting to the front. In this regard, it would not be deemed to be consistent in design terms if a pitched roof was built over this ground floor extension.

The third element of this application is the retention of the detached wooden summerhouse in the rear garden. Concerns have been raised due to its location alongside the parking space which lies in front the garages to the rear and that it will cause a restriction in visibility. The existing hedge already reduces the visibility as would have the screen wall that has been removed. Any users of the garages and fore court to the front would be aware of the need to leave the site with caution given the position and pedestrians would be able to see a vehicle reversing as the pavement has straightened out from the bend in Newbarn Park Road.

Whilst the Parish Council still object to the amended plans, they have requested that a condition be imposed to restrict the extension to a garage in the future. It is considered that this is un-necessary given the size of the extension and that it is too small to park a car in. Should it be converted for the use of bicycle or motorbike parking, this would not encroach onto the highway whilst waiting to access the garage as it would have if it had remained as a garage as per this application.

When preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

**Contact Officer: Mrs S Melhuish**