

03/2005/011

MR J BONE

ERECTION OF TWO STOREY EXTENSION, 2 THE LINHAY, HURSTONE FARMHOUSE, WATERROW, WIVELISCOMBE (RENEWAL)

05595/25166

FULL

PROPOSAL

The proposal provides for the erection of a two storey extension measuring 7 m x 5.5 m. The height matches the height of the existing dwelling. The materials are to be rendered walls with brick detailing and tiled roof to match the existing.

The application seeks renewal of a permission granted in January 2001.

The applicant is a Borough Councillor.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy H17 states that extensions to dwellings will be permitted provided they meet certain criteria. These requirements are met with the proposal.

ASSESSMENT

There has been no change in circumstances since the previous permission. The proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposal is not considered to harm the visual and residential amenity of the area and is considered to be in compliance with Taunton Deane Local Plan policies S1, S2 and H17.

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

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NOTES: