

03/2006/001

MR JOHN BONE

**EXTENSION TO FORM A GROUND FLOOR POOL AND GAMES ROOM AT,  
HURSTONE HOUSE, WATERROW, WIVELISCOMBE**

305643/125167

FULL

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**PROPOSAL**

Permission is sought for the erection of a flat roofed single storey rear extension to provide a games room. An external staircase and access is also proposed. In addition a single storey side extension is proposed to provide a garden room, a new swimming pool and associated facilities. The measurements for the swimming pool are 4.0 m x 8.0 m with a depth of 1.5 m. A new 1.0 m high boundary wall is also proposed to be built to the rear of the site.

The application is before Committee as the applicant is a Councillor.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY on the basis there is no loss of parking turning, no objection.

LANDSCAPE OFFICER subject to one tree planted to the north-east corner of the site it should be possible to integrate the proposals into the local landscape.

**POLICY CONTEXT**

PPS1 (Delivering Sustainable Development)  
PPS7 (Sustainable Development in Rural Areas)

Somerset & Exmoor National Park Joint Structure Plan Review 1991 Policy STR1 (Sustainable Development).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN12 (Landscape Character Area).

**ASSESSMENT**

The pertinent issues in the determination of this application concern the visual impact of the proposed extension upon the character and appearance of the dwelling and the wider area and secondly the impact upon the amenity of adjoining residents.

The proposed games room to the rear incorporates a 'flat roof' design. However, it is considered due to the siting of the development set well down from the adjacent highway and the considerable screening along the north boundary the proposal would not harm the character or appearance of the area. It is however important that

landscaping is retained or supplemented to the north and as such it is considered appropriate to impose a condition requesting landscaping details.

The proposed swimming pool building is linked to the main dwelling through a proposed garden room. This ensures the integrity of the main dwelling is maintained and as such the proposed extension is considered subservient. The use of matching materials will help to assimilate the development within the locality and secure a harmonious development. It is considered therefore the proposed development would not have a harmful effect on the appearance of the dwelling or the visual amenities of the area.

It is considered that by reason of the scale and siting of the proposed development and given the existing separation distances between the application site and the nearest dwellings there would no loss of residential amenity.

### **RECOMMENDATION**

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

**REASON(S) FOR RECOMMENDATION:-** 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, S2, EN12 and H17 and Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1.

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

**CONTACT OFFICER: 356586 MR A PICK**

NOTES: