

05/2004/034

MR & MRS SCORER

ERECTION OF 2 STOREY EXTENSION WITH SINGLE STOREY CONSERVATORY AT 19, BADGERS CLOSE, TAUNTON AS AMENDED BY AGENTS LETTER DATED 6TH OCTOBER, 2004 AND ACCOMPANYING PLAN AMENDMENT A

20830/24304

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a two storey extension to the south (side) elevation, a conservatory on the rear elevation, and a dormer window in the front elevation. The plans also show that the loft will be converted to 2 rooms with a central staircase, with a new window in each side elevation at high level (cill height 6.3 m). and 4 rooflights in the front roof slope.

The two storey extension has dimensions of 3.3 m width x 8 m x 8.2 m high, and will include a garage/workshop with en-suite bedroom above, and a room at second storey level. Materials will match the existing dwelling.

The existing dwelling is a detached 4 bedroom property located alongside another detached dwelling at the head of a cul-de-sac on a modern estate. The side of the site is sideways onto the rear boundary of dwellings which front the main road A38 (New Wellington Road).

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL visited the site, and consider there is no significant visual or other impact on any other property in Badgers Close. Visited the home of the two objectors in New Wellington Road. Concluded that on one property the impact of the extension would not be significantly greater than that of the existing development. With regard to the other objectors property, there is no doubt that this property will be the one most affected. Concluded that although the proposed extension will have an impact, overall this would not be sufficiently significant to justify refusal of the application. Took into account:- (1) the proposed development is to the north and therefore will not take any direct sunlight from either the house or garden; (2) there is a considerable difference in height. The footpath and ground floor of the extension will be at least 1 m lower than the garden and the first floor will be almost level with the ground floor of the objector's house, and will be partly screened by vegetation; (3) although the proposed extension will be about 4 m nearer to the lower section of the garden (of the objector's house) than the existing end wall, the new situation will not be significantly different than the existing conditions in many other gardens in the parish; (4) the major concern appeared to be the two windows in the end of the proposed extension, although it is understood that

these will be glazed with obscure glass it would be beneficial if they could be eliminated altogether.

TWO LETTERS OF OBJECTION raising the following:- two storey extension will have gable wall in the region of 7 m high above adjoining garden level; the existing dwelling already dominates the garden, and proposed extension will significantly increase the visible mass and create an extremely overbearing structure which will dominate garden and have a detrimental impact; extension will reduce daylight and overshadow garden and property at certain times of the day; reduced level of privacy from first and second floor windows in side elevation in close proximity; conservatory will be sited immediately upon the boundary - no indication as to whether windows in south elevation will have obscured glass; construction may need access from adjoining property - plans do not indicate boundary line or exactly how close extension will be.

POLICY CONTEXT

Policy H19 supports house extensions provided they do not harm the residential amenities of surrounding properties or the amenities of the site; the form and character of the dwelling and are subservient to it in scale and design. Policy S1 sets out general requirements for development. Policy S2 seeks good design.

ASSESSMENT

There is no objection to the conservatory, or to the dormer window. The main issue is the impact which the two storey extension, and the proposed windows, will have on the nearest property, No. 34 Wellington New Road.

The rear garden of No. 34 has a distance of some 15 m from the rear of the dwelling to the rear boundary, with a 2 m timber fence along the boundary. The dwelling has had a single storey dining room extension on the rear, with patio doors leading onto a patio. There is some low screening vegetation to the patio. 2 steps lead down to a lower part of the garden, where there is no screening vegetation.

At present, the side wall of No. 19 Badgers Close, which scales 8.2 m high, is just over 4 m from the boundary, and has only 1 obscure glazed bathroom window in it at first floor level. The proposed extension will bring the gable wall to within 0.7 m of the boundary and will have a first floor and a second floor window, both of which serve habitable rooms.

The agent has submitted an amended plan which shows the 2 second storey windows in obscure glazing, however, they will still be capable of being opened.

The side of No. 19 Badgers Close is in full direct view from the adjacent property, and the existing house dominates the garden, and to a slightly lesser extent the patio and house. It is considered that the proposed extension will exacerbate the present effect to an unacceptable degree.

A single storey extension to provide a garage/workshop would overcome the problem and be quite acceptable. The applicant has been asked to amend the application accordingly.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed two storey extension by reason of its scale, height, bulk, and windows in close proximity to an adjacent property, would have an overbearing and dominating impact on the adjacent garden and dwelling and would result in overlooking and loss of privacy. This would be detrimental to the residential amenity of the occupants of the neighbouring property and contrary to Taunton Deane Local Plan Revised Deposit Policy H19.

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

CONTACT OFFICER: 356468 MRS H PULSFORD (MON/THURS/FRI)

NOTES: