

11/2004/012

FRANCIS DARLOW

ERECTION OF A CONSERVATORY AT COMBE END, COMBE FLOREY.

14574/31321

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a conservatory, measuring 5.4 m x 3.3 m x 3.1 m to the ridge on the front elevation of a bungalow.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no comments received.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

Despite the conservatory being proposed on the front elevation of the property, considering the existing character of the bungalow and that it is set back from the highway by some 20 m and is well screened by hedges and trees on the roadside boundary the proposal is considered acceptable.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 or H19.

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:

