

14/2004/028

MR & MRS G SMITH

ERECTION OF TWO STOREY SIDE EXTENSION AT 26 WEST VIEW, CREECH ST MICHAEL.

27110/26011

FULL PERMISSION

PROPOSAL

The site comprises a semi-detached two-storey house with existing detached garage. The proposal involves an extension to the side of the house, measuring 4 m x 8.1 m, to provide an integral garage with additional accommodation above. There will be first floor windows to the front, side and rear. The extension will be a continuation of the front building line and the ridge will match the existing ridge.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL support application.

ONE LETTER OF OBJECTION received from the occupants of the adjoining property to the north on the grounds of the height of the extension being overpowering; the window in the side elevation and resulting loss of privacy; vehicular access to the rear; lack of boundary wall.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit - Policy H19 supports extensions to dwellings 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.

Taunton Deane Design Guide - 9.3 Design of Extensions; "... it is better to set an extension back from the main wall of the house, so that the design integrity of the main elevation is retained."

ASSESSMENT

The main considerations in respect to this proposal are the impact upon the amenities of the adjoining property and the visual impact upon the character and appearance of the street scene. Although there is an existing first floor side window the proposals will result in the side window being significantly closer to the adjoining property and will result in a loss of privacy to this property. If the window was to be obscure glazed and

non-opening it would resolve these issues. However the applicants have indicated that they would not agree to such a condition.

It is felt that the extension would be more appropriate if it was designed to be subservient to the main house, set back from the main wall with the roof subordinate. The impact of the extension being built along the same lines as the existing house is magnified due to the adjoining property being a bungalow. The street is a mixture of two storey and single storey dwellings, which appear in harmony because of the large gaps between them. By reducing the gap between the properties and enlarging the two storey property there is a danger of swamping the bungalow. The proposal will result in adverse impact on the amenities of the adjoining property and will detract from the visual amenities of the area

RECOMMENDATION

Permission be REFUSED for the reason that the proposed extension is of unsatisfactory standard of design and would result in adverse impacts upon the amenities of the neighbouring property, in terms of loss of privacy and overbearing impact, and is therefore considered contrary to Taunton Deane Local Plan Revised Deposit Policies S1 and H19 and the advice given in the Taunton Deane Design Guide.

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: