

24/2003/037

MR & MRS N CAUSLEY

ERECTION OF REAR EXTENSION AND PITCHED ROOF OVER EXISTING FLAT ROOF AT 2 BARCROFT CRESCENT, WRANTAGE

30431/22453

FULL PERMISSION

PROPOSAL

The bungalow in question currently has a flat roof rear extension which has depth of 5.8 m. The proposal involves demolishing part of this extension and erecting a garden room with a pitched roof, which will measure 6.5 m x 4 m x 4.5 m to the ridge (which is lower than the existing bungalow). The combined depth of the proposal and the remainder of the existing extensions will be 9.8 m. The scheme also involves erecting a pitched roof over the existing flat roof element. The materials will match the existing bungalow.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit stipulates that extensions should respect the form and character of the main dwelling and not harm neighbouring amenity.

ASSESSMENT

The design of the extension is an improvement over the existing flat roof extension. Whilst the overall depth of the extension will be considerable, it will be a minimum of 3.6 m away from the boundary with the nearest neighbour, and as the neighbour is to the south of the proposal it will not lead to a significant loss of sunlight for the property. For these reasons it is not considered that the proposal will significantly harm neighbouring amenity, therefore, the scheme is thought to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials. Notes re works to be carried out in accordance with plans and drainage.

REASON(S) FOR DECISION:- It is not considered that the proposal will significantly harm neighbouring amenity and its design is thought to be appropriate. Therefore, the scheme is considered to accord with 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.

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NOTES: