

38/2008/274

MR STEVE OSWICK

**ERECTION OF SINGLE STOREY EXTENSION, 10 CLIFFORD CRESCENT,
TAUNTON**

322258/126796

FULL

PROPOSAL

The site comprises a 2 storey semi-detached house with a detached single garage to the side. Permission was granted in February 2008 for a first floor extension above the garage and for a ground floor extension to attach the garage to the house. This application is a revised scheme to extend the garage so it is attached to the house, erect a single storey extension behind the garage, put a pitched roof on the garage and extension, and erect a conservatory to the rear of the dwelling. There will be roof lights in the North side elevation of the garage and extension. Materials to match existing.

CONSULTATIONS AND REPRESENTATIONS

None to date — 21 day consultation expires 30/07/08

POLICY CONTEXT

Taunton Deane Local Plan: Policy SI sets out general requirements for development. Policy S2 seeks good design. Policy H17 supports extensions to dwellings provided they do not harm the residential amenities of the dwelling and are subservient to it in scale and design.

ASSESSMENT

The application needs to be decided by committee due to the applicant being a member of staff. The proposed extension will match the existing design of the property and there will be no adverse impacts upon the visual amenities of the surrounding area. The adjoining property to the north, No. 8, is a bungalow. The use of roof lights in the garage and extension respect the privacy of the adjoining property. There will be no loss of privacy or loss of light to the occupants of adjoining properties. The appearance of the dwelling from the road will be improved by the addition of a pitched roof over the garage. It is considered that there will be no significant impact upon residential or visual amenities.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, no additional windows and alternate permission on same site to enable only one approval to be implemented.

REASON(S) FOR RECOMMENDATION:-

It is considered that the proposal complies with policies SI, S2, and H17 of Taunton Deane Local Plan, in that neither residential nor visual amenity would be adversely affected. In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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CONTACT OFFICER: 356313 MRS F WADSLEY

NOTES: