

ERECTION OF FIRST FLOOR EXTENSION TO THE SIDE TO ENLARGE TWO BEDROOMS AT 3 NASH GREEN, STAPLEGROVE

Grid Reference: 320933.126241

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, the appearance of the street scene, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A2) DrNo 10.1215/01 Plans, elevations and sections as existing
(A2) DrNO 10.1215/03 Location plan
(A2) DrNo 10.1215/02 Rev A Plans, elevations and sections as proposed

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the **en suite** window to be installed in

the **south** elevation of the extension shall be obscured glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained.

Reason: To protect the amenities of nearby dwellings in accordance with Policy S1(E) of the Taunton Deane Local Plan.

5. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any order revoking and re-enacting the 1995 Order) (with or without modification), no window/dormer windows shall be installed in the first floor elevation of the development hereby permitted, unless the window is obscured glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained.

Reason: To protect the amenities of adjoining residents in accordance with Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

1.

The applicant may wish to view the Considerate Constructors Scheme website, www.ccscheme.org.uk.

PROPOSAL

The proposal comprises the erection of a first floor extension to the side of the dwelling above the existing garage. The extension will increase the size of two bedrooms and provide an en suite. The roof will match the existing dwelling and a small gable will be formed to the front elevation. New inner blockwork is proposed to the garage and office at ground floor.

The extension will be constructed in brick with concrete pantile's to match the existing dwelling.

SITE DESCRIPTION AND HISTORY

The detached dwelling is sited near to the entrance of Nash Green, a cul-de-sac within a residential area to the North East of Taunton within the parish of Staplegrove. Nash Green is characterised by detached two storey dwellings, set back from the road with open plan front gardens and off-road parking spaces. The properties have been designed with a hipped roof, with a gable/gablet within the front elevation and have been finished with either brick or render on the first floor of this elevation.

To the rear garden of the application site there is a 1.8m fence along the boundary between No 1 Nash Green and along the boundary of No 11.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

STAPLEGROVE PARISH COUNCIL -

Initial comments, dated 2nd July 2010

- Supports application.
- some reservations as believe some neighbours unhappy. Also, if more properties build this could spoil appearance of attractive residential area.

Revised comments, dated 29th July 2010

- Now wish to object.
- Regard to unsightly nature and over large roof of extension and having received adverse comments from local residents, would like to modify previous decision.
- Previous reservations still stand.

Representations

FOUR LETTERS OF OBJECTION: -

- Solid wall replacing existing sloping roof, 3ft from fence of No 1 Nash Green.
- If other properties extended, planned detached houses will resemble a terraced appearance.
- Change character of Nash Green, breaking continuity of design
- Would set a precedent.
- May adversely affect value, light and views of surrounding area.
- Intrusive, alters outlook from rear of property.
- Overlooks.
- Size of extension not in keeping with surrounding area.
- Unsightly contrast between materials of ground floor and first floor.
- Future development may take place in loft space, will further overlook.
- Construction will cause disruption. Sleep of young children (under 5) will be disturbed if work is carried out early morning or late at night. Is the contractor aware of the Considerate Contractor Scheme.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations are considered to be impact upon the amenity of the adjoining property (No 1 Nash green) and the impact upon the street scene/visual amenity.

Though the appearance/view from the neighbouring garden (No1) will differ than existing, there is not considered to be any detrimental harm. As the dwelling for this application is sited to the north of the neighbouring garden there will not be any detrimental loss of sunlight to the garden/dwelling. To the rear of No 1, the extension would be 1m away from the boundary and 2m from the side of the property. Given the above, there is not considered to be any detrimental harm on the amenity of the neighbouring property.

The first floor extension will not project beyond the rear of the existing dwelling and the additional first floor window in the rear elevation will serve an existing bedroom (extended). As such, there is not considered to be any further overlooking than the existing windows within the rear elevation. The first floor window within the side elevation will serve an en suite and will have obscure glazing.

The extension will project forward with a small gable, reflecting gables/gablets found on the front elevation on the majority of properties within Nash Green. Providing the gable within the front elevation provides a break within the roof as not to allow the new hipped roof to dominate the street scene. Given the staggered siting of the dwelling with its neighbour, there is not considered to be a terracing effect within the street scene. Furthermore, a gap of two metres will be retained between the dwellings, with a further gap of 2.5m as a single garage is attached to the side of No 1 Nash Green, at this point.

The proposal is not considered to set a precedent. Any future applications to other properties will be assessed on their own merits.

The use of brick within the extension will reflect the main material used within the existing dwelling.

Any future accommodation within the roof space may not require planning permission, this will apply whether the property has been extended or not.

The proposal is therefore considered acceptable.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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