

38/09/0201

MRS S RAVENHILL

**ERECTION OF SINGLE STOREY EXTENSION TO FORM ANCILLARY ACCOMMODATION TO THE SIDE OF 29 ASHLEY ROAD, TAUNTON**

321627.124348

Full Planning Permission

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**PROPOSAL**

The proposal comprises the erection of a single storey extension to the side of the dwelling to provide ancillary living accommodation. An internal will be provided between the extension and the main dwelling.

The application has been submitted by an agent related to a member of staff.

**SITE DESCRIPTION AND HISTORY**

The semi-detached dwelling is sited in Taunton, within close proximity to the Musgrove Park Hospital. There is an existing car port and outbuilding on the site of the proposal.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SSC - TRANSPORT DEVELOPMENT GROUP - No observations.*  
*Taunton - No PARISHES -*

**Representations**

**PLANNING POLICIES**

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

**DETERMINING ISSUES AND CONSIDERATIONS**

The proposed extension is subservient to the main dwelling, with the roof matching the design of the existing.

A window and door are proposed in the side elevation, these are not considered to harm the amenity of the neighbour due to a 1.8m boundary fence and the neighbouring garage being sited to the side.

Two vehicular parking spaces can be provided within the boundary of the site.

The proposal is therefore considered acceptable.

**RECOMMENDATION AND REASON(S)**

## Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, 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. Only those materials specified in the application shall be used in carrying out the development hereby permitted 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.

3. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 29 Ashley Road, Taunton.

Reason: The site is unsuitable for the extension to be occupied separately from the main dwelling, detrimental to the amenity of the area, Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

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

**CONTACT OFFICER: Mr D Addicott Tel: 01823 356463**