

38/10/0094

MR D JONES

ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AT 83 GREENWAY AVENUE, TAUNTON

322587.125666

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval subject to receipt of amended plans confirming the height of the boundary fence to the neighbouring property for the following reason.

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

(A1) DrNo 2409_03 Existing floor and roof plan
(A1) DrNo 2409_05 Existing elevations
(A4) DrNo 2409_02 Rev A Site Plan
(A1) DrNo 2409_04 Rev A Proposed floor and roof plan
(A1) DrNo 2409_06 Rev A Proposed elevations

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

3. 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.

Notes for compliance

PROPOSAL

The proposal comprises the erection of extensions to the rear of the bungalow. The proposals include:

- the demolition of a garage, rebuilt with a hipped roof;
- off the garage will be a further single storey extension projecting to the rear of the garden, also with a hipped roof;
- the existing single storey extension to the rear of the dwelling will be extended to attach to the new garage and the roof will be replaced with a hipped roof connected to the main dwelling.

Amended plans have been received reducing the projection of the single storey extension by 1.8m and lowering the ridge of part of the extension by 300mm.

Materials will match the existing dwelling.

The application is before the Planning Committee as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The property is a detached bungalow within a residential area to the north of Taunton.

There is an existing extension to the rear of the dwelling and a smaller extension (garage) sited along the boundary.

There is one adjoining bungalow to the side as the property shares the remaining boundaries with the local Primary School.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

COMMUNITY ARTS OFFICER - None received.

HERITAGE AND LANDSCAPE OFFICER - Given other existing tree planting to be retained the landscape impacts will be only local.

Representations

ONE LETTER OF OBJECTION:-

- Loss of light to garden, conservatory and lounge, especially in morning sun rises from the left.

- If extension was built on opposite side, would not affect anyone.
- Already surrounded by walls and buildings on two sides from school buildings.
- Would affect enjoyment of our garden.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The main consideration is any impact on the adjoining neighbouring property.

The proposal can be considered as three separate elements attached together: the garage rebuild; extension to rear of garage; extension to dwelling and alteration to roof.

Extension to dwelling and alteration to roof

There is an existing single storey flat roof extension to the rear of the dwelling. This extension will be replaced, using the same footprint, with a new extension with a hipped roof that will be connected to the main dwelling. A smaller flat roof extension would attach this part of the dwelling to the other extensions.

A hipped extension is considered more in keeping with the character and appearance of the dwelling, and is not considered to cause any detrimental harm to the amenity of the neighbouring property.

Replacement garage

The existing flat roof garage is sited to the side/rear of the property. It is proposed to replace this garage with a hipped roof. The roof of the garage will be connect to the main house and the other proposed extension. The hipped roof will also improve the appearance over the existing flat roof garage.

The neighbouring property has a garage (sloping roof) adjoining the site of the proposed garage. The highest point of the neighbouring garage is in line with the proposal, and the lowest point being 300mm lower than the eaves of the proposal. The roof will of the proposed garage will slope away from the boundary of the site. As such, any impact upon the neighbouring property is not considered to cause any further detriment and is therefore acceptable.

Single extension projecting to rear of proposed garage extension

Projecting to the rear of the proposed garage is a further extension. The ridge height of this extension is 300mm lower than the proposed garage, and projects a further 5.2m. The height of the eaves is 2.10m, again with a hipped roof sloping away from the boundary of the site. As the existing boundary is 1.8m high, and can be increased to 2m without planning permission, the height of the extension is not considered to cause a detrimental impact on the neighbouring property that would warrant refusal of this application.

Though the cumulative affect of the garage and attached extension create a large extension, given details outlined above, the proposal is 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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