

MR & MRS GOLDSWORTHY

**DEMOLITION OF CONSERVATORY AND ERECTION OF EXTENSION TO THE REAR OF 18 QUANTOCK ROAD, TAUNTON**

Grid Reference: 322469.126521

Full Planning Permission

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

(A3) DrNo 08 Proposed Section A-A  
(A3) DrNo 07 Proposed Floor Plans  
(A3) DrNo 06 Proposed Elevations  
(A3) DrNo 04 Existing Section  
(A3) DrNo 03 Existing Floor Plans  
(A3) DrNo 02 Existing Elevations  
(A4) DrNo 09 Proposed Roof Plan  
(A4) DrNo 05 Existing Roof Plan  
(A4) DrNo 01 Location & Block Plan

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

Notes for compliance

## **PROPOSAL**

The application is for the erection of a single storey lean-to extension at the rear of the property measuring 4m x 5.8m and set 0.5m in from the boundary. The proposed materials will match the existing property.

This application comes before the planning committee as the applicant is related to a member of staff.

## **SITE DESCRIPTION AND HISTORY**

The property is semi detached and finished with part render and part boarding under a double roman style roof covering. An existing wooden conservatory that measures 2.5m x 3.85m is to be demolished. There is a fence along the boundary with the adjoining neighbour.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

### **Representations**

None received

## **PLANNING POLICIES**

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

## **DETERMINING ISSUES AND CONSIDERATIONS**

It is considered that the proposed single storey rear extension projecting 4m will have no adverse impact on the neighbouring amenity or privacy. The size of the proposal and use of matching materials are acceptable and the application is recommended for approval.

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

**CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462**