

38/12/0391

MISS L MEADOWS

**ERECTION OF A SINGLE STOREY EXTENSION TO THE FRONT ELEVATION OF
77 LYNDFORD ROAD, TAUNTON**

Grid Reference: 323332.126154

Full Planning Permission

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 is in accordance with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

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 05 Proposed Ground Floor Plan and Elevations
(A3) DrNo 03 Existing Ground Floor Plan and Elevations
(A4) DrNo 02 Block Plan
(A4) DrNo 01 Location Plan

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

Notes for compliance

PROPOSAL

The proposal is to erect a single storey extension at principal elevation of the property. It will measure 2.3m x 3.5m and replace an existing porch that is currently under the eaves of the roof slope. The extension will bring the side elevation in line

with the front wall of the property. Materials will match the existing property.

The application is being presented to committee as the Applicant is related to a Member of Staff.

SITE DESCRIPTION AND HISTORY

The dwelling is semi detached and finished with red facing brick under a tiled roof. It has a gable fronted principal elevation that matches the adjoining property. It is sited away from the road in a elevated position. There is an existing porch that has been previously added and the extension will replace this. The garden is enclosed by a 1.8m fence above a 1 metre brick wall right hand side of the front and a beech head to the left hand side.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the proposed extension is in keeping with the existing dwelling in terms of size and design. It will not project further than the front wall of the dwelling and will have no adverse impact on neighbouring properties.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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