

38/12/0468

MISS L MEADOWS

ERECTION OF TWO STOREY EXTENSION TO FRONT OF 77 LYNGFORD ROAD, TAUNTON

Grid Reference: 323331.126154

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would not harm visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict 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 07 Proposed Floor Plans and Elevations
(A3) DrNo 06 Existing Floor Plans 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 to Applicant

- . In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PROPOSAL

The proposal is to erect a pitched roof two storey extension on the principal elevation of the property. It will measure 2.25m 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.

A previous planning application has been presented for a single storey extension - this two storey extension will be built in lieu of the one previously approved

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

49 Lyngford Road - No observations

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

N/A

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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