

38/14/0075

MR M CHILCOTT

**ERECTION OF TWO STOREY EXTENSION TO THE REAR AND SINGLE STOREY EXTENSIONS TO THE SIDE AND FRONT AT 41 WELLINGTON ROAD, TAUNTON (RETENTION OF PART WORKS ALREADY UNDERTAKEN)**

Location: 41 WELLINGTON ROAD, TAUNTON, TA1 5AR

Grid Reference: 321690.124561

Retention of Building/Works etc.

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**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 17-2011-01 Location & Site Plans  
(A4) Proposed First Floor Plan  
(A4) Proposed Side Elevation  
(A4) Proposed Rear Elevation  
(A4) Proposed Side Elevation  
(A4) Proposed Ground Floor Plan  
(A4) Proposed Front Elevation

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

**Notes to Applicant**

1. 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 imposed planning conditions to enable the grant of planning permission.

## **PROPOSAL**

Erection of a two storey extension above the existing rear single storey extension, retention of alterations to the previously approved scheme and changes in the roof design of the extension to the front and side.

There has been changes to the position of the rear doors and windows in the extension that has been partly built and this application seeks to retain the new positions and the changes to the roof design.

## **SITE DESCRIPTION AND HISTORY**

Planning permission was granted in 2012 for a rear lean-to extension that wrapped around the side and front of the property. This replaced an existing conservatory and side extension.

This extension has been commenced, however due to the projection and the roof design the scheme could not be constructed as shown on the approved plans. Therefore, alternative roof tiles have been sourced to be able to construct the roof pitch on the rear extension and the roof pitch has been raised slightly on the side extension.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*PLANNING ENFORCEMENT* - No observations

### **Representations**

NO OBSERVATIONS reply received from 43 Wellington Road

4 letters of OBJECTION have been received expressing concerns with regards to the works that have taken place and the size, design and overlooking possibilities from the two storey extension

*Whilst four letters of objection have been received, two letters are the same and have been received from houses that are not constructed and therefore, are not registered as a postal addresses.*

## **PLANNING POLICIES**

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

## **LOCAL FINANCE CONSIDERATIONS**

N/A

## **DETERMINING ISSUES AND CONSIDERATIONS**

Planning approval was given in 2012 for the erection of the single storey extensions to the front, side and rear and therefore the principle of an extension is acceptable. The changes to this approved scheme in terms of the fenestration, roofline and change of roof tiles have been assessed on site and it is considered that while not ideal, the changes are acceptable.

The proposed first floor extension has no windows on the side elevation so no overlooking will occur and the neighbour to the east has raised no objection. Concerns have been raised that the rear garden of 1 Ashley Road will be overlooked. However, the garden of the application site is around 15m long and due to the orientation and distance of the property this will not be the case. The extension will project 3.2m and will be constructed above the previously approved single storey extension. It is considered therefore, the proposed two storey extension is acceptable in terms of amenity impact, size, scale and design.

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

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