

38/15/0375

MR & MRS SQUIRE

CONVERSION OF ROOF SPACE AT 56 MOUNTFIELDS ROAD, TAUNTON

Location: 56 MOUNTFIELDS ROAD, TAUNTON, TA1 3BJ

Grid Reference: 323546.123293

Full Planning Permission

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:

(A1) Dr No J134/03 Survey and Proposal Drawing

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

3. The window(s) in the side (west) elevation shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with retained Policy H17(A) of the Taunton Deane Local Plan.

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 granted planning permission.

PROPOSAL

Construction of a hipped roof dormer window on the side (west) of the property. The dormer will have a hipped roof and will be clad with tile hanging to match the existing roof. The window that will serve the dormer will be obscure glazed and openable and will serve the proposed stairway up to the proposed bedroom and en-suite. The dormer needs permission as the window is openable.

The application is being presented to Planning Committee as the Agent is related to a Member of Staff.

SITE DESCRIPTION AND HISTORY

56 Mountfields Road is a semi-detached property which is part brick and part render under a tiled hipped roof. There is a window on the existing side elevation that serves the staircase.

There have been other dormer windows along some of the properties within Mountfields Road and also side extensions, which vary in style and design.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received.

Representations

None received.

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance.

DETERMINING ISSUES AND CONSIDERATIONS

The proposed dormer will be constructed on the side elevation facing the adjacent neighbour. The window contained within the dormer will be obscure glazed and serves the new staircase. The retention of this glazing for the future has been controlled by condition. Therefore, it is considered that there will be no additional

overlooking from the proposed window than from the existing window on the side elevation. There are other dormer windows and side extensions along the street that differ in size and design. In this regard the dormer, will not cause a harmful impact on the street scene and is therefore considered to be acceptable.

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

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