

38/16/0248

MR AND MRS COOMBE

**Erection of single storey extension to side of 9 Westleigh Road, Taunton
(amended scheme to 38/16/0151)**

Location: 9 WESTLEIGH ROAD, TAUNTON, TA1 2XY

Grid Reference: 323801.124319

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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 WCO 2007 Site and Location Plans
(A3) DrNo WCO 2007A Existing and Proposed Floor Plans
(A3) DrNo WCO 2007A Proposed Elevations
(A3) DrNo WCO 2007A Existing Elevations

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 granted planning permission.

Proposal

This is an amended scheme to a previous application which was presented to Members at the May Planning Committee.

The application is similar in principle however, whilst the extension is still proposed at the side of the property it has been moved further back to partly project to the rear of the property and the existing garage will remain. It will measure 4.7m in depth by

4.5m, will have a pitched roof and the exterior materials will match the existing property, brick work and a tiled roof

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

Site Description

9 Westleigh Road is a semi-detached property which is finished in brick under a tiled roof. There is a lean-to extension attached to the side of the property which will be replaced by the extension. There is parking to the front of the property and garden to the side and rear. There is a metre high fence along the boundary with the neighbours at 7 Westleigh Road.

Relevant Planning History

38/16/0151 - Erection of single storey side extension - Approved

Consultation Responses

No response received.

Representations Received

No response received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

Policy of the draft Site Allocations and Development Management Plan.

Policy D5 of the draft Site Allocations and Development Management Plan.

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

Local finance considerations

Community Infrastructure Levy

Not payable in this instance.

Determining issues and considerations

This is a re-submission of an application which has recently been approved and amends the position of the extension and its size. The proposed extension will be positioned behind an existing garage, whereas the previous scheme showed the garage to be removed and the extension in its place. The extension will be set off the boundary with the adjacent neighbour and no windows are proposed on the north elevation and in this regard there will be no adverse impact on this neighbour in terms of loss of light or overlooking and therefore, the extension is considered to be acceptable.

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

Contact Officer: Mrs S Melhuish