

14/2005/034

MR & MRS J SEABROOK

ERECTION OF SINGLE STOREY EXTENSION AT 1 KENDALL CLOSE, CREECH HEATHFIELD

27817/27298

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a front extension to a bungalow, measuring 3 m x 5.7 m x 4.9 m to the ridge of the roof. A bay window is proposed to the front of the extension and an open fronted porch to the side (2.2 m x 3.7 m). The materials are to be rendered and tile to match the existing building.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policies S1 (general), S2 (design) and H17 (extensions) of the Taunton Deane Local Plan seek, inter alia, to ensure that extensions do not harm the appearance or character of an area, or harm neighbouring amenity.

ASSESSMENT

The scale and design of the proposal are considered to be acceptable and the scheme would not harm the appearance of the street scene or neighbouring amenity.

RECOMMENDATION

Subject to the receipt of no letters of representation by 13th September, 2005 the Development Control Manager in Consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials. Notes re drainage and that the works should be carried out in accordance with the approved plans.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal would not significantly harm the appearance of the street scene or neighbouring amenity and as such accords with Taunton Deane Local Plan Policies S1, S2 and H17.

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

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NOTES: