

14/2005/040

JOHN READ

**ERECTION OF 2 STOREY REAR EXTENSION AT WORTHEYS FARM, WORTHEYS LANE CREECH ST MICHAEL.**

27944/26446

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the erection of a 2-storey extension to the rear of a traditional stone and pantile detached cottage. The extension would measure some 6.5 metres deep, 6.3 metres wide and would have the same ridge height as the existing roof.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL feel that this would improve the property.

**POLICY CONTEXT**

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, and visual and residential amenity.

**ASSESSMENT**

Whilst no neighbouring property would be adversely affected in terms of loss of light or privacy, the extension would not be 'subservient', and its size and bulk would dominate the existing cottage. Accordingly, both the character of the cottage and visual amenity would be adversely affected.

**RECOMMENDATION**

Permission be REFUSED by reason of its size, design and external appearance being out of keeping with the existing dwellinghouse thereby adversely impacting on the character of the dwelling and on visual amenity.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES:

