

14/2006/025

MR J ROLLINGS

**ERECTION OF SINGLE STOREY EXTENSION TO REAR AND SIDE OF DWELLING AND ERECTION OF PORCH TO FRONT OF 12 HEATHFIELD CLOSE, CREECH HEATHFIELD**

327816/127066

FULL

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**PROPOSAL**

The extension to the side replaces an existing temporary structure. The extension is designed with a flat roof and extends up to the adjacent boundary. Materials are stated on the plans as render/brick. The rear extension projects 4.0 m from the rear of the dwelling, measures 5.8 m in width and has a ridge height of 4.7 m. Materials are stated as bricks/concrete tiles to match the existing. The porch to the front of the dwelling is minimal in scale measuring 2.5 m in width and 1.1 m in depth.

The application is before Members as the Agent is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

WESSEX WATER no objections. The developer should investigate the alternative methods for the disposal of surface water from the site. Surface water should not be discharged to the foul sewer.

DRAINAGE OFFICER: No objections.

PARISH COUNCIL support the proposal.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1 - General Principles, S2 – Design, H17 – Extensions to dwellings.

**ASSESSMENT**

The proposed extensions are considered subservient in scale and design and due to their scale, design and siting will not cause harm to the amenity of adjacent dwellings or the street scene.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit and materials.

**REASON(S) FOR RECOMMENDATION:-** The scale and design of the extensions is considered to be acceptable and it is not thought that they will harm the

appearance of the street scene or neighbouring amenity. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2 and H17.

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

**CONTACT OFFICER: 356468 MR M HICKS**

NOTES: