

08/11/0021

MR L THOMPSON

**ERECTION OF SINGLE STOREY REAR EXTENSION AT 5 THE SHAULDERS,
CHEDDON FITZPAINE**

Grid Reference: 324077.126407

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

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:

(A4) DrNo 1611_01 Location Plan

(A4) DrNo 1611_02 Site Plan

(A1) DrNo 1611_03 Existing & Proposed Plans & Elevations

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

Notes for compliance

PROPOSAL

Erection of a lean to extension at the rear of the property measuring 2.9m x 5.7m. The materials to be used will match the existing property. There are no windows facing the neighbouring property and the proposal seeks to 'fill in' the rear patio area between the garage and the end of the property.

This application comes before the planning committee as the agent is related to a member of staff

SITE DESCRIPTION AND HISTORY

5 The Shoulders is a detached property and finished in brick under a tiled roof. It has the benefit of an attached garage on the western elevation which in turn is attached to the neighbours detached garage. The garden is enclosed by a 1.8m fence.

Planning permission is required for the proposed extension as the permitted development rights have been withdrawn for the property.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

CHEDDON FITZPAINE PARISH COUNCIL - no comments received at the time of writing

Representations

None received

PLANNING POLICIES

H17 - TDBCLP - Extensions to Dwellings,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the proposed extension will have no adverse impact on the neighbouring properties in terms of size and design. The existing dwelling is set slightly back from the no. 6 the Shoulders who have the benefit of a conservatory. The position of the extension behind the Applicant's garage will screen the proposal from the Neighbours at nos 3 and 4 The Shoulders.

The design is considered in keeping and the proposal is considered 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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