

38/09/0047

MR T BOWERY

ERECTION OF GROUND FLOOR REAR AND SIDE EXTENSION AT 20 BEADON ROAD, TAUNTON AS AMENDED BY AGENTS EMAIL DATED 27TH MARCH 2007 AND ACCOMPANYING PLANS 0109_03 & 04 REV A, 0109_01 REV B, 0109_02 REV C

324305.125363

Full Planning Permission

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PROPOSAL

The proposal comprises the erection of a single storey extension to the rear of the dwelling. The extension will be built the width the garden. Materials to match the existing.

The application is presented before the committee as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The property is a semi-detached dwelling with a long rear garden. The dwelling is within Flood Zone 2.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - No observations.

Taunton - No PARISHES -

Representations

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The main consideration is the impact on the amenity of the neighbouring properties. The dwelling is attached to 22 Beadon Road and the extension would be built approximately 2m from 18 Beadon Road.

The proposed extension has been amended, reducing the height by 250mm and the projection by 1.5m. The single storey extension now projects 4m and would be 3.8m at

the highest point and 2.4m to the eaves. This reduction in size is considered acceptable and is not considered to have a detrimental impact on the amenity of the neighbouring properties.

The design of the extension, with a hipped roof, is in character with the existing dwelling.

A flood risk assessment has been submitted with this application, identifying flood mitigation measures for this proposal.

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. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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