

38/10/0133

MR K HAYWARD

INSTALLATION OF UPVC WINDOW AT 6 NORTHFIELD GARDENS, TAUNTON

322310.124948

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

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

PROPOSAL

Installation of a new upvc window measuring 1050mm x 900mm in the side (north) elevation.

The application is before Committee as the applicant is an Elected Member.

SITE DESCRIPTION AND HISTORY

The property is a ground floor, purpose built flat within a small development of similar properties. The flats are finished in brick under tiled roofs. There are no properties

immediately opposite the site as the proposal will be installed within the elevation that faces a paved area leading to a block of 4 garages.

Planning permission is required as flats do not have permitted development rights and it is considered that the window will materially affect the external appearance of the building.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

1 letter of support from a part owner of the property supporting the application as the room is currently dark and requires the light to be switched on even on the brightest day

2 responses received making no comments.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the proposal is acceptable as the installation of the new window in the flank wall, will have no adverse impact on the street scene or cause any overlooking to properties in the vicinity. It would respect the character of the existing building and is an appropriate form of development.

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

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