

ERECTION OF SINGLE STOREY EXTENSION TO THE REAR, ERECTION OF PORCH TO THE FRONT AND ERECTION OF DETACHED GARAGE AT 26 FREMANTLE ROAD, TAUNTON (RETENTION OF WORKS ALREADY UNDERTAKEN IN RELATION TO GARAGE)

Grid Reference: 323705.123293

Retention of Building/Works etc.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extensions have been designed to reflect the style of the existing property and do not appear excessively dominating to it. The garage, although large, is not clearly visible in the street scene. The extensions and garage are therefore not deemed to result in detriment to the character of the property or to that of the street scene, and will not result in material harm to the residential amenities of the occupiers of the adjacent properties. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

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) Elevations of garage
- (A4) Existing and proposed ground floor
- (A4) Proposed side elevation
- (A4) Proposed side elevation
- (A4) Proposed front and rear elevation
- (A4) Location Plan
- (A4) Block Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and to protect the character of the area in accordance with Policy S1(D) of the Taunton Deane Local Plan.

Notes for compliance

PROPOSAL

The existing property is a brick and tile semi-detached dwelling in a row of similar style properties. Opposite is a row of larger detached properties.

This application seeks permission for the erection of a porch to the front and a single storey extension to the rear. The rear extension would abut the boundary with No.28. To the rear of No.28 and set away from the boundary is a two storey flat roof extension.

The application also includes the retention of a flat roof garage to the rear. Whilst this has been in place for over 10 years, the applicant is of the opinion that planning permission may have been required due to the height. As such, it has been included in this application, in order to regularise the situation.

This application comes before committee as the applicant is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - Although no drawings showing internal measurements provided, from external measurements of 3.7m x 6.7m, I am confident that the required internal dimensions of 2.4m x 5m can be achieved. Raise no objection, suggest condition.

Representations

None

PLANNING POLICIES

T1 - TDBCLP - Extent of Taunton,
STR2 - Towns,
STR4 - Development in Towns,

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

DETERMINING ISSUES AND CONSIDERATIONS

The property has a canopy to the front which extends above the bay window and over the front door. This is a feature generally evident on properties in Fremantle Road. The proposed porch will come forward of the building line marginally, although this is not considered to harm the appearance of the street scene. The lean-to style of the roof reflects the design of the canopies on other properties and is not considered out of keeping with the surrounding area.

The detached flat roof garage is large. It is however set back to the rear of the property and as such, is not prominent in the street scene. Whilst the garage lies on the boundary with No.24, it abuts the parking space and a garden shed, rather than the main amenity space. As such, this does not have an adverse impact upon the residential amenities of the occupiers of No.24.

The rear extension is of an appropriate design that will not result in harm to the character of the property. It protrudes 5.5 metres from the rear, which is a significant length, however due to the sloping ground level, the eaves are low. Over the boundary at No.28 is a door with a small window to either side. To the other side of this is the two-storey flat roof extension. Due to the land levels at the rear, the door is in an elevated position, with steps leading down to the garden. By virtue of the position of the door, in context to the roof of the extension, the proposal is not considered to result in a material loss of light to the adjacent door/window. Whilst the extension will have some impact upon the patio area over the boundary at No.28, this has already been dominated by the previous two storey extension at the property. It is not considered that the proposed extension would exacerbate this to an unacceptable level.

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

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