

38/12/0153

MISS S GREEN

**ERECTION OF TWO STOREY EXTENSION TO THE REAR OF 10 KILVE CLOSE,
TAUNTON**

Grid Reference: 322784.126179

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extension has been designed to be subservient and in keeping with the existing style of the property and will not cause harm to its character. The extension is not considered to result in an unacceptable loss of light or overbearing impact and is not therefore considered to cause material detriment to the residential amenities of the occupiers of neighbouring 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 and Policy DM1 (General Requirements) of the emerging Taunton Deane Borough Council Core Strategy 2011-2028.

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 J08/03A location plan
(A3) DrNo J08/02A proposed drawing

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

Notes for compliance

PROPOSAL

10 Kilve Close is a prefabricated stone and tile mid terraced dwelling set within a cul-de-sac of similar style properties. It is accessed off of Wellsprings Road and to the rear are properties fronting Enmore Road

The adjacent property, no.11 was granted planning permission for a two-storey rear extension in 1991, which has since been erected. This application seeks permission for a two-storey extension of the same dimensions. The extension would provide a new kitchen with an additional bedroom above and would be the full width of the dwelling.

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

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

WESSEX WATER - No comments received at the time of writing

Representations

Letter received from the occupier of 53 Parkfield Road, relating to 9 Kilve Close:

- After carefully reviewing application, no objection in principle.
- Would not be acceptable if proposed extension overhangs our boundary at no.9. Insufficient detail provided on architect's plan as to exact position of soffits and guttering in relation to party wall.
- Drainage to these 4 houses runs along back of buildings. Have been previous blockages, would not want extension to further compound these drainage issues. Suggest survey from Wessex Water as to whether extension would be built over existing drains. Concerns that proposal may limit access.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The proposed extension is of a roof design and fenestration to match the existing property and therefore appears in keeping with it. It is set on a lower ridge line, resulting in the extension appearing subservient and not dominating to the existing property. The extension reflects the size and design of the former extension at no.11 and therefore relates well to the adjacent property. Being to the rear, there would be no impact on the street scene.

The extension would lie adjacent to the former extension at no.11 and would therefore have no increased impact on the residential amenities of the occupiers of that property. It is also a significant distance from properties to the rear. Over the

boundary at no. 9, the ground floor window appears to serve the kitchen and an obscurely glazed window above is assumed to be the bathroom. Whilst it is acknowledged that the two storey extension would have some impact on light to the kitchen window, it is also important to note that this extension is located to the north-west of no.9. In view of the fact that the sun rises in the east and sets in the west, the proposal is not considered to have a material impact on light to this window or to the garden area. The extension would abut the boundary with no.9, but would only protrude for 2.7m, whilst the depth of the garden at no.9 is 9.5m. The proposed extension is not therefore deemed to result in an overbearing impact on the garden area. It should also be noted that the owners of no.9 raise no objection regarding the impact upon the residential amenities of this property.

The agent has confirmed that no part of the extension will project beyond the boundary with the adjacent property. As such, there would be no encroachment onto land belonging to no.9.

A query has been raised as to whether the extension would be built over existing drains. Whilst Wessex Water have been consulted on the application, at the time of writing, no response has been received. However, if a drain is present under the site, this would not prevent an extension being built as such. The matter would be taken into account at Building Regulation stage and would need to be constructed accordingly.

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

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