

38/12/0170

MR D REYNOLDS

ERECTION OF GROUND FLOOR EXTENSION TO THE REAR AT 19 FRENCH WEIR AVENUE, TAUNTON

Grid Reference: 322101.124988

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:

(A1) DrNo 1212_01 Rev A existing and proposed plans and elevations
(A4) DrNo 1212_02 location plan
(A4) DrNo 1212_03 Site plan

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

Notes for compliance

PROPOSAL

Permission is sought to erect a single storey lean to extension along the side of the property up to the boundary wall of the adjoining property. This will in fill the 'side return' back to the main house. The extension will project at the back of the property by 2.8 metres and wrap around the rear of the property. The total projection from

the rear wall to the end of the extension will be 8m.

Materials will be brick work walls and slate roof to match the existing property with a new patio door and window facing down the rear garden. There are 3 glazed roof sections proposed in the roof above the kitchen extension.

The application is before Members due to the agent being related to a member of staff.

SITE DESCRIPTION AND HISTORY

19 French Weir Avenue is a mid terrace property finished in brick under a slate roof. At the rear of the property there is a lean to that forms part of the original construction of the dwelling. The side return of the property up to the boundary wall has been filled in with a conservatory.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received at the time of writing the report

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The proposed single storey extension will replace the existing conservatory. Whilst the extension will be built up to the boundary wall the eaves of the extension will be 25mm above the height of the wall and the roof will lean against the main property away from the neighbours.

The extension will project at the rear of the property by 2.8 metres - this will be no more than the original single storey lean to that forms part of the original dwellinghouse. The extension is not considered to have an adverse impact on the amenity of the neighbour of the character of the existing dwelling and 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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