

38/12/0380

MR M SALTER

ERECTION OF TWO STOREY SIDE EXTENSION AND RE-ALIGNMENT OF BOUNDARY WALL AT 27 BUCKLAND ROAD, TAUNTON

Grid Reference: 323673.126503

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 Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy 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) DrNo 1612-04 Site Plan
(A4) DrNo 1612-03 Location Plan
(A2) DrNo 1612-02 Existing and Proposed Elevations
(A1) DrNo 1612-01 Existing and Proposed Floor Plans

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 with or without modification) the window to be installed in the **east** elevation of the extension shall be obscured glazed. The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained.

Reason: To protect the amenities of nearby dwellings in accordance with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

Notes for compliance

PROPOSAL

Permission is sought to erect a two storey extension along the side (east) elevation of the property, this will replace a brick outhouse. It will project 4.1m and run the length of the property. The design of the extension is that the front is stepped in 300mm from the existing front elevation of the property and the roof of the extension is stepped down. The dwelling is finished in render under a tiled roof and materials to be used on the external surfaces of the extension will match the existing dwelling.

An existing brick wall will need to be realigned from its current position alongside the property. Visually there will be no change although it is proposed to raise its height to approximately 3 metres. A 1.8 metre fence encloses the side and rear garden.

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

SITE DESCRIPTION AND HISTORY

The property is set higher than Buckland Road with the pavement and grass verge leading to the road. The 2.5m brick wall runs at right angles to the property towards number 29 Buckland Road.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - This proposal represents no significant increase in the occupancy of the site so the principle of development is acceptable.

The site is situated along Buckland Road a designated unclassified highway to which a 30mph speed limit applies past the site frontage.

In detail, the application seeks to erect a two storey side extension and re-align an existing boundary wall. Having carried out a site visit on the 1st October 2012 and studied the supporting drawings the proposal would not appear likely to result in an increase in vehicle movements to the site, nor would it have a detrimental effect on the existing highway network there is no objection to this proposal from the Highway Authority.

Representations

1 letter of NO OBSERVATIONS received

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed two storey extension will be subservient to the main property in terms of scale and design and will have no adverse impact on the street scene. In addition, there will be no overlooking issues with regards to the adjacent neighbours as the only window on the east elevation will serve the stairs. Therefore the proposal is considered to be 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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