

38/14/0257

MR M VICKERY

**ERECTION OF FIRST FLOOR EXTENSION OVER ATTACHED GARAGE AND
ATTIC CONVERSION AT 3 BROADLANDS WAY, TAUNTON**

Location: 3 BROADLANDS WAY, TAUNTON, TA1 4HJ

Grid Reference: 322259.123771

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval - Subject to no neighbour objection by 12th September permission be delegated to be granted by the Planning and Development Manger in consultation with the Chair/Vice Chair.

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:

(A3) DrNo J89/01 Survey Drawing
(A3) DrNo J89/02 Proposed Floor Plans
(A3) DrNo J89/03A Proposed Elevations

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

3. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order) (with or without modification), no window/dormer windows shall be installed in the **north** elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PROPOSAL

It is proposed to erect a first floor hipped roof extension above the existing garage to create a dressing room and an en-suite bathroom. In addition, it is proposed to convert the part of the roof space of the original dwellinghouse to form an additional bedroom and bathroom. There are no windows shown on the north elevation facing the Neighbouring property at 1 Broadlands Road.

Materials will match the existing property.

The application is being presented to Planning Committee as the Agent is related to a Member of Staff.

SITE DESCRIPTION AND HISTORY

The existing property is detached and finished in render under a tiled roof. There is a flat roof garage attached to the north elevation which the first floor extension will be built above.

There is a 1.8m fence along the boundary with planting within the Neighbour's garden.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received

Representations

None received

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the proposed extension is acceptable in terms of scale and design and will be subservient to the existing dwellinghouse. There are no windows proposed on the north elevation that faces the adjacent property and there are not considered to be any adverse overlooking or amenity impacts from the scheme that would warrant an objection on planning grounds and the application is recommended for approval.

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

CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462