

38/17/0244

MS M THEN-BERGH

Erection of single storey extension to rear of 28 Richmond Road, Taunton

Location: 28 RICHMOND ROAD, TAUNTON, TA1 1EW

Grid Reference: 321944.125285

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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 PL.01 Location Plan
(A3) DrNo PL.12 Block Plan as Proposed
(A3) DrNo PL.13 Ground Floor Plan as Proposed
(A3) DrNo PL.14 First Floor Plan as Proposed
(A3) DrNo PL.15 Elevations as Proposed
(A3) DrNo PL.16 Section E-E and West Elevation as Proposed

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

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

Notes to Applicant

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.
2. 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 imposed planning conditions to enable the grant of planning permission.

Proposal

It is proposed to remove the existing brick built extension on the rear (north) elevation and replace it with a larger extension in different materials to provide for a larger kitchen/dining area. The proposed extension will project 3.55 metres from the existing half-gable belonging to the property and project 7 metres long from the main bulk of the dwelling, filling the width available of 5.455 metres, with the wall of the extension to the west becoming the boundary wall with the neighbouring dwelling.

The extension will have the same height as the existing rear extension at 3.15 metres with an eaves height of 2.55 metres and within the roofline there will be a flat roofed section of 1.8 metres with a rooflight. In the western slope there will be two rooflights and where the extension meets the main dwelling there will be a glazed corner abutment. The walls will be rendered whilst the lean-to roofs will be slate and the flat roof grey EDPM or an alternative grey material. There will be a parapet wall to link and hide the intersections of the differing rooflines. There will be powder-coated aluminium or upvc bi-folding doors to the rear.

The application needs to be determined by the Planning Committee as the applicant is a member of staff.

Site Description

28 is a mid-terrace Victorian constructed in buff-coloured brickwork, with red brick quoins on the front elevation, red bricks and flettons to the rear and a slate roof. To the rear there is a red brick and fletton extension, with the base painted in white and a clay Double Roman tiled roof. This extension stretches across the rear of the neighbouring property, no. 26.

Relevant Planning History

None.

Consultation Responses

None.

Representations Received

None.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

The proposal is not liable for CIL.

Determining issues and considerations

The determining issues are the affect on the amenities of neighbours, the appearance of the dwelling and the terrace.

Affect on amenities of neighbours

Between nos. 28 and 30 there is a wall of about 1.8 metres of about 3.25 metres in length, projecting from the rear of the dwelling. This rises to a 2.14 metre high fence. This wall and fence will be replaced by a rendered wall of 2.4 metres high. The first 1.95 metre section of wall will have the glazed corner abutment on top and then there will be the lean-to roof of 1 metre on top of the wall, making the boundary just over 3 metres high. This is taller than the current boundary treatments but the glazed corner section will soften any overbearing impact and it is considered that the proposal will only cause a slight loss of light to the neighbouring property. There are no windows in the side elevation of no. 30 so there will be no overlooking between the properties.

The proposed extension will be the same length and ridge height as the existing extension, but with a slightly higher eaves height. It will sit next to the extension on

the adjoining property and will not cause any harmful impact on the adjoining property to the east, no. 26.

To the rear there is a garden room with the cemetery beyond so there will be no impact on residential amenity to the rear.

Appearance of the dwelling

The rear elevations of this terrace are predominantly red brick and fletton, with single or two-storey extensions and slate or clay roofs. Although the use of render will be adding a different material to this dwelling and the terrace, it is considered that a coloured smooth render will not look too out of place and will be more attractive than the painted bricks present at the moment. The roofline of the extension adds a new dimension to no. 28, but there are already some flat roofed dormers of varying sizes on neighbouring properties so this will be in keeping with the appearance of the rear terrace. The extension will add a contemporary feel to the dwelling and make the best use of the space available, without impacting on the neighbouring properties. The fenestration at the rear is mixed with different styles and materials. The use of glazing and the bi-folding doors will therefore provide for light and open living accommodation whilst not harm the setting of the terrace.

There will be no impact on the traditional frontage of the dwelling or terrace and as the proposed development will not be visible from the highway there will be no impact on the street scene.

The proposal is therefore acceptable and in accordance with policy DM1 of the Taunton Deane Core Strategy and policy D5 of the Taunton Site Allocations and Development Management Plan and is recommended for conditional 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 Wilsher