

42/10/0013

MR R HARVEY

**ERECTION OF PART TWO-STOREY/PART SINGLE STOREY REAR EXTENSION, FRONT PORCH, COVERED YARD TO SIDE AND ALTERATIONS TO SIDE GARAGE AT ROSE COTTAGE, STAPLEHAY**

321307.121717

Full Planning Permission

---

**PROPOSAL**

Rose Cottage is a white painted stone and tile detached property, with a large upvc clad flat roof dormer to the rear. It fronts Honiton Road, whilst the surrounding residential properties are generally set back from the road. To the west, to the other side of Danemead and Smithy are the garage and pub.

This application seeks permission for a part two storey/part single storey rear extension to form a new kitchen and living room with an additional bedroom above; a porch to the front; alterations to the existing attached garage to reduce the length, clad walls in timber and replace the roof with a pitched tile roof; and erect a timber and tile covered yard to the side.

This application comes before the planning committee as the agent is related to a member of staff.

**CONSULTATION AND REPRESENTATION RESPONSES**

NB At the time of writing the report, the consultation period is still running. Members will be updated of any further representations received at the committee meeting.

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - Comments awaited

*TRULL PARISH COUNCIL* - Comments awaited

**Representations**

None at time of writing report.

**PLANNING POLICIES**

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

**DETERMINING ISSUES AND CONSIDERATIONS**

The proposed porch is considered to be of an appropriate scale, which does not detract from the front elevation of the property or result in any adverse impact on the street scene. The timber clad garage with a pitched tiled roof in place of the existing structure will have a positive impact on both the property and the street scene and the new covered yard on the other side of the property will mirror the appearance of the garage, albeit on a smaller scale.

The rear extension will lie partly on the footprint of the existing conservatory and will extend nearly four metres. The two storey element is set well in from the sides of the property and is on a lower ridge line with a span much narrower than that of the existing dwelling. As such, the two storey element appears subservient.

The existing property has a very large flat roof dormer, to which the single storey element would attach. Whilst this appears somewhat awkward, the existing rear elevation is of little architectural merit and the replacement of the large areas of upvc on the dormer with slate (the sides of which can be partly seen in the street scene) will improve the appearance of the property as a whole. As such, the benefits of the scheme are considered to outweigh any harm caused by the relationship between the existing dwelling and proposed extensions.

Over the boundary at Danemead, is a detached double garage set on a higher level, with the dwelling set back some distance. To the other side, the dwelling at St Ann's is similarly set away from Rose Cottage. As such, the proposed extensions will have no adverse impact on the residential amenities of the occupiers of the adjacent properties.

## **RECOMMENDATION AND REASON(S)**

Subject to no further objections being received

Recommended Decision: Conditional Approval

The proposed extensions have been designed to appear subordinate to the property and whilst these will alter its character, they are not considered to result in material harm to its appearance or to the surrounding area. There will be no adverse impact upon the amenities of the neighbouring properties or any trees within the site. 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.

## **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 051003 Existing and proposed floor plans

(A1) DrNo 0510-04 Existing elevations

(A1) DrNo 0510-04 Proposed elevations

3. Reason: For the avoidance of doubt and in the interests of proper planning. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Miss K Purchase Tel: 01823 356468**