

42/10/0030

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 (REVISED SCHEME TO APPROVED APPLICATION 42/10/0013)

Grid Reference: 321294.121719

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

Subject to no further objections being received

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

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 0510-02 Site plan
(A4) DrNo 0510-01 Location plan

3. Reason: For the avoidance of doubt and in the interests of proper planning. Only those materials specified in the application shall be used in carrying out the development hereby permitted 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

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.

Planning permission was granted in May of this year 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 seeks to change the positioning, design and size of the side garage to provide one car parking space to the front.

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

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

NB At the time of writing the report, the consultation period is still running. No comments have yet been received from the County Highways Authority, which will be essential as the scheme relates to the garage/parking space. Members will be updated of their comments and any further representations received at the committee meeting.

SCC - TRANSPORT DEVELOPMENT GROUP - Comments awaited

TRULL PARISH COUNCIL - No further comments

Representations

None at time of writing report.

PLANNING POLICIES

T1 - TDBCLP - Extent of Taunton,
STR2 - Towns,
STR4 - Development in Towns,
EN12 - TDBCLP - Landscape Character Areas,

DETERMINING ISSUES AND CONSIDERATIONS

The two storey and single storey extensions, front porch, covered yard and alterations to the garage have already been permitted by committee earlier this year. This application seeks solely to change the size, design and positioning of the garage.

The design has been amended to a gabled roof design, which will reflect the style of

the existing dwelling. The garage will now extend backwards to the same extent as the approved single storey rear extension. Due to the shape of the boundary line, the side wall of the garage would be stepped, although this is not considered to result in harm to the form of the property and will have no impact upon the appearance of the street scene.

The proposed garage will be of similar dimensions to the existing, albeit slightly deeper, linking in with the approved single storey extension. Whilst the proposed pitched roof will result in the element abutting Danemead being higher than that existing and that approved, over the boundary at Danemead is a detached double garage on a higher land level with the dwelling located some distance away. As such, the proposed extensions will have no adverse impact on the residential amenities of the occupiers of the adjacent property.

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

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