14/2004/041

MR K PRATT

ERECTION OF CONSERVATORY 6 KINGDON MEAD, CREECH ST MICHAEL.

27321/25643   FULL PERMISSION

PROPOSAL

Consent is sought to erect an extension measuring 5.820 m x 2.565 m at the rear of this detached dwelling. The existing property is constructed of brick under a tiled roof. A 1.5 m fence encloses the garden and the applicant's garage will screen the neighbour to the east. The neighbouring property to the west is set back further than No. 6 and has a garage between the proposal and the dwelling. No windows are proposed on the west elevation. The extension will be constructed of facing bricks and a tiled roof to match the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL do not support the application, and does not believe the that the proposal is a conservatory, but an extension and also believe that this would be over development.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 extensions to dwellings state:- Extensions to dwellings will be permitted provided they do not harm:- (a) The residential amenity of other dwellings; (b) The future amenities, parking turning space and other services of the dwelling to be extended; and (c) The form and character of the dwelling and are subservient to it in scale and design.

ASSESSMENT

The proposed extension will have no material impact on neighbouring amenities and complies with Policy H19. It is not considered that this represents an overdevelopment of the plot as has been suggested by the Parish Council.

RECOMMENDATION

Permission be GRANTED subject to condition of time limit and materials. Note re encroachment.

REASON(S) FOR THE RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Policy H19 in that there is no harm to the residential amenity of other dwellings and no harm to the form and character of the dwelling.

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

CONTACT OFFICER: 356462 MRS S MELHUISH

NOTES: