

14/2005/015

MR S P J & MRS A J LARCOMBE

**ERECTION OF EXTENSION AT 24 DILLONS ROAD, CREECH ST MICHAEL AS AMENDED BY AGENTS LETTER DATED 30TH MARCH, 2005 WITH ATTACHED DRAWING NOS. 24/13, 24/14, 24/15, 24/16, 24/17, 24/18**

27337/25846

FULL PERMISSION

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## **PROPOSAL**

The proposal is for the erection of a side extension to a bungalow, measuring 11.3 m x 4 m x 5.6 m to the ridge of the roof. There are to be 21 pitched roof dormer windows to allow for accommodation with the roof space (one on the east and the other on the west elevation). The materials used for the extension will match the existing bungalow. There is a footpath adjacent to the proposal, which will not be obstructed by the extension.

## **CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL application is not supported because we feel it would be overdevelopment and would overlook other dwellings. We feel that its character would not be in keeping with its vicinity.

## **POLICY CONTEXT**

Policies S1 (general), S2 (design), and H19 (extensions) of the Taunton Deane Local Plan (Revised Deposit numbering) stipulating that extensions should not harm neighbouring amenity, or harm the character of any given area/street scene.

## **ASSESSMENT**

The current proposal does not constitute overdevelopment when considered in relation to the overall plot size. The design of the extension is considered to be acceptable and thus it will not harm the appearance of the street scene or character of the area. The side elevation of the proposed extension is blank and the dormer window on the east elevation faces towards the road and the open plan front gardens of the properties opposite (of which there are already clear public views). Therefore these should not lead to an unreasonable loss of privacy or overlooking. The existing high conifer hedge should ensure that this is also the case for the dormer on the west elevation.

For these reasons the proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, no further windows. Notes re works to be carried out in accordance with plans and drainage.

REASON(S) FOR RECOMMENDATION:- The proposal does not give rise to any adverse visual or neighbour impact and it is in accordance with Taunton Deane Local Plan Policies H19, S1 and S2 (Revised Deposit numbering).

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

**CONTACT OFFICER: 356468 MR A GRAVES**

NOTES: