

14/2006/002

MR M FOX

ERECTION OF EXTENSION ABOVE GARAGE TO FORM TWO STOREY EXTENSION TO SIDE AND ERECTION OF SINGLE STOREY LEAN-TO EXTENSION TO REAR OF DWELLING AT BY CANAL COTTAGE, CREECH ST MICHAEL, TAUNTON AS AMENDED BY DRAWING NO. 11005/4 REV. A. RECEIVED 2ND MARCH, 2006

27340/25549

FULL

PROPOSAL

The proposal involves building over the existing foot print of the flat roof garage which is attached to the southern end of the dwelling. The proposal extends up to the southern boundary of the site. The proposal measures 7.0 x 6.5 m in footprint. The height to the ridge is 6.1 m. The depth of the garage will be increased over the existing by extending the front elevation 1.0 m closer to the highway. The proposal involves the provision of an external staircase to the rear to allow access from the garden.

Amended plans were received reducing the eaves and ridge height of the proposal by 0.4 m. The lean to element extends the remaining width of the existing dwelling to the north of the first floor extension. It projects 3.0 m and extends to a maximum height of approximately 3.8 m.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. BRITISH WATERWAYS no objection.

PARISH COUNCIL object to the application due to detrimental impact on the neighbouring property through loss of light and privacy. Objection is also raised to the lack of parking within the proposal.

ONE LETTER OF OBJECTION has been received raising the following issues:- concerns over the provision for one parking space within the site and that the applicants already use overspill parking opposite their property.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1- General Principles, Policy S2- Design, Policy H17 – Extensions to dwellings.

ASSESSMENT

The site consists of a detached dwelling in an area characterised by relatively spacious residential development within Creech St Michael. The west elevation of

the dwelling fronts on to the highway. Its southern boundary borders with The Moorings a bungalow, whilst the northern boundary of the site borders with a footpath with detached dwellings beyond.

The ground and floor levels of The Moorings the dwelling to the south and the dwelling under application are similar. To the rear of the dwelling its area of curtilage is raised by approximately 1.3 m.

The key considerations with the application are its impact on the character and appearance of the dwelling and the area and its impact on neighbour amenity. The two storey element is considered subservient in scale and bulk to the existing dwelling. The ridge and eaves are stepped in below those of the existing dwelling. The proposal will not appear overly dominant or incongruous in the street scene as it is sited 5.0 m away from the highway and mirrors the appearance of the southern elevation of the existing dwelling.

Regarding neighbour amenity the key aspect to consider is the impact on The Moorings directly to the south of the site.

The relationship between the proposed development and the neighbour is considered acceptable. This is due to a combination of factors including their siting, orientation and aspect. The development is located directly to the north of 'The Moorings'. It will therefore not impact directly on sunlight falling on the dwelling in an easterly, southerly and westerly direction. It is also noted that the principal windows of The Moorings face in a southerly and westerly direction. As such they will be unaffected by the development.

The siting of the proposal approximately 4.0 m away from the nearest point of The Moorings is considered acceptable in terms of visual impact. It is also noted that the proposed development's southern elevation faces the front of The Moorings and will not affect private amenity space to the rear. Regarding overlooking no openings are proposed on this elevation. A planning condition is recommended to eliminate any occupiers permitted development rights in terms of openings on the southern elevation.

The siting and height of the external staircase is considered acceptable and will not cause any loss of privacy to occupiers of The Moorings. The single storey extension is considered acceptable in its scale and design and will not have any impact on neighbours.

The Highway Authority do not object to the proposal. It will not result in a loss of on site parking which is retained as existing.

The application form states that the materials used in the development will match those in the existing dwelling.

For the reasons outlined above the proposed development is considered in accordance with Policies S1, S2 and H17 of the Taunton Deane Local Plan.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, GPDO windows

REASON(S) FOR RECOMMENDATION:- The proposal by reason of its siting, size, bulk and materials respects the character of the area and causes no demonstrable harm to neighbour amenity in accordance with Taunton Deane Local Plan Policies S1, S2 and H17.

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

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NOTES: