

15/2004/004

MR AND MRS R STREET

**ERECTION OF CONSERVATORY AND INSTALLATION OF DORMER WINDOWS  
TO THE FRONT OF CHAPEL COTTAGE, CURLAND.**

27862/17860

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of a conservatory (measuring 3.4 m square and 3.3 m to the apex) to the front of the existing dwelling. The dwelling is set back approximately 19 m from the highway with substantial tree and hedge cover to the front. The conservatory would be built of UPVC ? polycarbonate windows and roof.

The applicant is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL no comments have been received.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit the following policies are considered especially relevant:- H19 Extension 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 proposal is to be sited to the front of the dwelling where it will be seen from the highway. The existing front elevation has a rendered porch with tile roof and the conservatory would be erected immediately to the northeast of the porch. Whilst there is normally a resistance to extensions to the front of dwellings I consider that boundary landscaping, distance from the highway and restricted space to the rear of the property mitigates any detrimental impact on the street scene and the Proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be Granted subject to conditions of time limit, materials, retention and protection of the front boundary hedge.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with the requirements of Taunton Deane Local Plan Revised Deposit Policy H19.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: