

20/2002/021

AGENDA ITEM NO. 7

MR HILL

**ERECTION OF EXTENSION AND ENTRANCE PORCH AT PARSONAGE FARM,
PARSONAGE LANE, KINGSTON ST MARY (AMENDED SCHEME).**

21960/29210

FULL PERMISSION

PROPOSAL

A previous application for the erection of a two-storey extension and an entrance porch was withdrawn without determination in July of this year. This application is the resubmission of an amended scheme. The proposal involves the erection of a porch on the eastern elevation, the erection of a first floor extension over an existing lean-to roof and a further two-storey extension on the rear of the property (western elevation). Materials to be stone and render and roofing to match the existing house. The proposal also involves the relocation of the existing entrance gates so that they are within 6 m of the edge of the road.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL is concerned at the effect of this further increase in size of what started life as a modest Victorian farmhouse, in a prominent position in the village. We are also concerned at the inadequacy of the plans and description submitted.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) is the adopted local plan for this site. Policy WD/EC/16 (Special landscape areas) is relevant. In such areas, the Borough Council will exercise strict control of development and encourage positive measures of enhancement. Policy WD/HO/10 deals with the erection of extensions to dwellings. The policy seeks to ensure that extensions do not harm the appearance of the streetscene, the landscape setting of the area or the character of the existing property and surroundings by their size, form or materials or their relationship with existing buildings and associated spaces. They should respect the amenities of adjacent dwellings in terms of privacy and enjoyment of the house and garden. They should not unacceptably prejudice the future amenities, parking, turning space and other services of the dwelling to be extended. In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are relevant: S1 (General requirements), S2 (Design), H19 (Extensions to dwellings). The latter requires that the extension is subservient to the dwelling in scale and design.

ASSESSMENT

I consider that the proposed extension will have some affect on the character and appearance of the dwelling because of its size. However, I feel that the design is reasonably sympathetic so that the principle elevation of the property (the eastern) has been maintained in character. The extension when viewed from this direction is set well

back from the front elevation and therefore appears subservient. The proposed porch on this elevation does not have a detrimental impact. The rear of the property is reasonably visible from the road and therefore the extension from this aspect has most impact on the street scene and the property itself. The two-storey and first floor element of the proposal is considered to be a good design, reflecting a distinctive character in the area. The proposal does not harm the residential amenity of neighbouring dwellings or the amenities of the existing property. The developers are being guided to incorporate measures to minimise the use of energy and water in the use of the building. The alteration to the access will have minimal impact on the streetscene. I consider that the design of the extension will reflect the distinctive character of the dwelling and that this will adequately compensate for its size.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials as application forms. Note re septic tank, energy and water conservation.

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

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NOTES: