

20/2004/017

MR & MRS WILCOX

ERECTION OF TWO STOREY EXTENSION AT EPWORTH, KINGSTON ST MARY.

21989/29528

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey extension to a bungalow, without increasing the overall height of the property due to sloping levels. This detached bungalow is accessed along a private drive serving 4 properties of which the applicants is the last. From this northern access point, the only view of the property, the proposed extension would increase the width of this elevation from 7.3 m to 12 m. A pitched dormer and balcony are incorporated on the south side of the extension that would not be seen from the northern access point.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no comments received

ONE LETTER OF OBJECTION has been received raising the following:- the proposed velux windows will affect privacy in my garden, however no objection to the overall plan.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

The application related to a two storey extension to the east elevation of the property. First floor windows are proposed in the east and south elevation and the latter direction also incorporates a balcony. The representation received raises concern that the two velux windows in the north elevation will overlook the neighbouring property to the north. However, the velux windows will be above head height, only offering skyward views and are located sufficient distance away not to cause a detrimental loss of residential amenity. Furthermore the boundary between the neighbouring property is screened by trees. Other first floor windows and the proposed balcony all face adjoining fields and in particular trees heavily screen the east boundary of the property. It is therefore considered that the proposal would not cause a detrimental affect to the residential amenity of the area.

The design of the extension would appear appropriate considering the existing style of the property. Although a two storey extension is proposed to this single storey bungalow, sloping land levels facilitate the proposal without raising the overall roof height of the dwelling. The roof of the proposed gable matches the pitch of the existing gable on the east elevation and matching materials to the existing house are proposed. The proposed gable is however deeper than the existing but is considered in proportion and in-keeping with the existing character of the property. The proposal is therefore considered acceptable in design terms and would not detrimentally affect the visual amenity of the area.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 or H19.

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

CONTACT OFFICER: 356586 MR R UPTON

NOTES: