

26/2005/003

MR & MRS N HOLLINGSWORTH

**ERECTION OF SINGLE STOREY EXTENSION AT REAR OF 3 COURT COTTAGES,
NYNEHEAD AS AMENDED BY PLAN NO. AS/05/NH-02/P1 REV B RECEIVED 15TH
JUNE, 2005**

13747/22871

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a single storey extension to the rear of the existing dwelling. The materials are to match the existing, brick and slate. The accommodation is to provide a breakfast area adjacent to the existing kitchen. The proposed extension projects from the existing dwelling by 3.5 m and is 3.1 m in width. The height to eaves is 2.4 m and to the highest point of the roof, adjacent to the dwelling, 3.7 m.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL although this proposal has no wider impact beyond Court Cottages, the Council has serious concerns about the issues raised by the owner of 2 Court Cottages and asks the Planning Authority to consider these carefully. Our consideration of the proposals was not made easier by the plans, which do not show the adjoining property and are inconsistent in the way the proposals are shown, e.g. the roof light shown on the plan but not on the elevation.

ONE LETTER OF OBJECTION has been received raising the following issues:- the height of the proposed wall and proximity to kitchen window will significantly reduce the amount of light to kitchen which is already a fairly dark room; no proposals made to accommodate existing drains (which pass under the position of the proposed extension), which are not shown on either existing or proposed plans; the location map is inaccurate; first floor and rear elevation plans are either wrong or misleading; there are restrictive covenants prohibiting any development that takes light or air from neighbours - this proposal will do both; a roof light would send both kitchen smells, sound and light up to the roof light (omitted from plans) in bedroom, which is directly above the extension of the second floor; not been kept informed of application; removal of window arch at ground floor level to widen the connection between the existing kitchen and the proposed extension could adversely affect the structural integrity of the building, which already has settlement cracks; should be a satisfactory agreement in place to pay for any remedial works that may be needed; the plans take no account of the way this pair of cottages is divided internally - neighbouring property occupies the whole of the top floor that is affected by these proposals; fail to see how interests can be adequately represented without details of the internal party walls being available, both to planning and building control; the way the accommodation is subdivided should be taken into account when considering the proposals.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H17 states that extensions 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. I consider that the proposal meets with these criteria.

ASSESSMENT

The amended plans delete the roof light. A number of the issues raised by the neighbour, e.g. structural stability, building control and restrictive covenants are not planning considerations. Conditions are recommended removing permitted development rights for any further windows and requiring the submission of any details of extraction from the extension. A previous permission for a two-storey extension and relocated conservatory was granted in 2002 and has been implemented. Due to this previous extension having been carried out, the applicant's permitted development rights have been used up. Otherwise the proposal would have comprised permitted development. An advisory note is recommended with regard to the possibility of building over any sewer. It is considered that the submitted plans are adequate to appropriately assess the proposal. The proposal is considered to be acceptable subject to conditions.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, details of any extraction from kitchen/breakfast and removal of GPDO rights for further windows. Notes regarding building over public sewer and compliance.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm visual or residential amenity and is therefore considered to be acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H17.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

