

29/2004/004

P GARFIELD

**ERECTION OF TWO STOREY REAR EXTENSION AT LABURNUM COTTAGE,
BISHOPSWOOD**

25812/12766

FULL PERMISSION

PROPOSAL

The proposal comprises a two storey extension to the rear of the property measuring 6.5 m x 6.4 m. The roof will be pitched with a gable end and there will be windows to the east, north and west elevations. There will be a side entrance on the east elevation with a 0.8 m walkway running along the side boundary.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL has no objection to the proposal.

TWO LETTERS OF OBJECTION received from nearby residents, objecting on grounds of loss of privacy; overdevelopment; out of keeping with cottage.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 only supports extensions to dwellings where they do not harm the residential amenities of surrounding properties or the site itself, the form and character of the dwelling and are subservient to it in scale and design. Policy S1 sets out general requirements for development. Policy S2 seeks good design.

ASSESSMENT

The size of the proposed extension is considered to be excessive and will not be subservient to the existing dwelling. Although the adjoining property to the east, Cobblers, does not have windows in its rear elevation or a rear garden, it is felt that the extension would have an overbearing impact upon the gardens of other surrounding properties. A smaller extension would be more appropriate for the site.

RECOMMENDATION

Permission be REFUSED on the grounds that the proposal represents overdevelopment of the site out of keeping with the general scale and character of existing properties in the vicinity. It would result in a development of comparatively cramped appearance and would be unneighbourly by reason of its size and siting. Therefore the proposal is contrary to Policies S1 and H19 of the Taunton Deane Local Plan Revised Deposit.

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: