

05/15/0042

MR & MRS T COLES

ERECTION OF SINGLE STOREY REAR EXTENSION AND FIRST FLOOR EXTENSION OVER EXISTING LOUNGE AT 5 ORCHARD DRIVE BISHOPS HULL

Location: 5 ORCHARD DRIVE, BISHOPS HULL, TAUNTON, TA1 5ES

Grid Reference: 320458.123458

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Condition(s) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 15/02A Plans and Elevations as Proposed
(A3) DrNo 15/03 Site Layout and Site Location Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any order revoking and re-enacting the 2015 Order) (with or without modification), no further window/dormer windows or rooflight shall be installed in the **North East** elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

This proposal is for the erection of a single storey extension with a projection of 6.5m to the rear and a first floor extension over the lounge extension to the rear.

Site Description

This is the site of a two storey dormer bungalow in a group of similar dwellings down a driveway from the main road.

This dwelling is of brick and render with tiles and white windows. There is a single flat roof garage and off road parking and turning. There is a catslide dormer to the front and a flat roof single storey extension to the rear.

The rear of the site is enclosed by a brick wall and wooden fence.

Relevant Planning History

No relevant planning history

Consultation Responses

BISHOPS HULL PARISH COUNCIL -

- Although the roof lights are a preferred option to the dormer. The bulk of the Parish Council's OBJECTION still stands.
- We object to this planning application as it would result in a loss of amenity through overlooking the property at 9, Jarmyns, Bishop's Hull TA1 5HG.
- The proposed extension will be much closer to the rear boundary of no9 and at ground level is more than a metre higher than no9's rear garden.

Representations Received

Three letters received with **concerns** with regard to

- additional traffic,

- not in keeping with the other dwellings,
- road safety,
- invasion of privacy overlooking,
- loss of sunlight and resultant health issues

Two letters of **objection** received -

- out of character with the area,
- drainage issues (septic tanks) and
- hours of work during the building.
- Windows overlooking due to ground level differences,
- size, too close to the boundary.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

Local finance considerations

Community Infrastructure Levy

N/a

New Homes Bonus

N/a

Determining issues and considerations

The main issues in the determination of this application are the impact of the development on the visual and residential amenity of the area.

The Parish Council objects to the application on the grounds of loss of neighbouring amenity and there have been several comments received from the neighbours with objections and concerns over privacy, overlooking and loss of neighbouring amenity.

The proposed extension is to be set off the near neighbour's boundary by approximately 7m, the neighbours will be able to see the proposed extension due to the position and the height as the near neighbouring properties are on a much lower level to the proposal site.

Amended plans have been received with the dormer window now to be replaced by a roof light, this will reduce the potential overlooking and loss of privacy to the near neighbour.

The design and scale of this proposal is considered to be in keeping with the character and materials of the dwelling and to be acceptable for this site.

The issues raised with regard to the septic tanks will be assessed by Building Control as it is not a planning consideration at this time.

As there is sufficient off road parking and turning for this size of dwelling within the site the issues raised with regard to increased parking and traffic are not considered sustainable and the scheme as submitted is considered to comply with policy and to be acceptable.

The proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted.

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

Contact Officer: Mrs P Hogg