

30/09/0029

MR & MRS D MEIKLE

ERECTION OF TWO STOREY EXTENSION AT LOWER WOODMANS, 4 CURDLEIGH LANE, BLAGDON HILL

321306.118125

Full Planning Permission

PROPOSAL

The proposal comprises the erection of two storey extensions to the side and rear. The extensions will be finished in render with concrete tiles to match the existing dwelling.

The application is presented at committee as the applicant is related to a councillor.

SITE DESCRIPTION AND HISTORY

The dwelling is located within the village of Blagdon Hill. The property has a long rear garden that backs onto open fields. There are neighbouring properties to either side of the dwelling. Existing access/parking/turning to the front of the dwelling will be unaffected by the proposal.

Planning history

30/96/0028 – Erection of two storey & single storey extensions, porch and double garage at Cromdale, 4 Curdleigh Lane, Blagdon Hill. Granted conditional approval on 6 December 1996.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations
PITMINSTER PARISH COUNCIL - Supports Application.

Representations

None received

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The extension is subservient and its design and materials reflect the character and

appearance of the existing dwelling. The rear extension will mirror an existing extension on the opposite end of the dwelling, 'balancing' the property.

The two bedroom windows proposed in the side elevation will replace an existing bedroom window, as such, there is not considered to be any undue overlooking or loss of privacy from the extensions.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

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. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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