

34/14/0020

MR & MRS J CLIFFORD

REPLACEMENT OF FLAT ROOF AREAS TO DWELLING AND GARAGE WITH PITCHED ROOFS AT 1 STONELEIGH CLOSE, STAPLEGROVE

Location: 1 STONELEIGH CLOSE, STAPLEGROVE, TAUNTON, TA2 6ET

Grid Reference: 321304.126613

Full Planning Permission

RECOMMENDATION AND REASON(S)

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:

(A3) DrNo WEL1182 Proposed and Existing Roof Plans

(A3) DrNo WEL1182 Existing Elevations

(A3) DrNo 1182 Location and Site Plan

(A3) DrNo WEL1182 Proposed Elevations

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

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 and has granted planning permission.

PROPOSAL

Permission is sought for the erection of a pitched roof over the flat roof to the front of the property, above the garage to the south and the flat roofed area to the north side

elevation. The roof tiles will match the main roof of the existing property

The application is being presented to Planning Committee as the Applicant is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The property is detached dwelling and finished in brick and under a tiled roof. There is a single flat roof garage to the side and off road parking.

Other properties within Stoneleigh Close have had similar works undertaken.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

STAPLEGROVE PARISH COUNCIL - Supports the application.

Representations

One letter received - supporting the application.

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance.

DETERMINING ISSUES AND CONSIDERATIONS

The proposed pitched roof is to be constructed over the existing flat roof porch area and will include a pitched roof over the single attached garage - the roof tiles will match the existing main roof of the property.

The style of the pitched roof blends in well with the dwelling and as there have been several other properties in the area with similar additions it is seen as in keeping with the mix of dwelling designs in this area.

There would appear to be no additional impact on either the neighbouring amenity or on the street scene.

It is therefore considered that this application is granted.

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

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