

38/10/0048

MRS G SMITH

ERECTION OF GROUND FLOOR AND FIRST FLOOR EXTENSION AT 192 EATON CRESCENT, TAUNTON, AS AMENDED BY LETTER DATED 02 MARCH 2010.

323141.125569

Full Planning Permission

PROPOSAL

The proposal is for a first floor side extension over an existing garage and a single storey extension to the southern side of the dwelling. The side extension would measure approx 8.1m by 2.6m with pitched roof, and be subservient to the main dwelling. The rear extension would measure approx 3.5 by 3.5m with a brick wall to the west adjacent to the highway, with glass to the east and south sides and roof. The rear extension will be visible when viewed from the south due to the road layout.

The application is presented before Committee as the applicant is a member of staff.

SITE DESCRIPTION AND HISTORY

The dwelling is a detached property, constructed from predominantly brick with part rendered front and concrete tiled roof. The property fronts an open area and play space in Heavitree Way and Eaton Crescent. The front entrance to this property and those just to the east and west is via a short section of access road leading northwards from the main highway. Thus whilst the property fronts this small section of road, its side and part of the rear is adjacent to the hammerhead. A substantial pyracantha hedge approx half a metre wide alongside a fence forms the western boundary. A grass and gravel area to the west of this hedge forms part of the curtilage outside the house/garden.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - no observations.

COMMUNITY ARTS OFFICER - No response received

Representations

None received

PLANNING POLICIES

T1 - TDBCLP - Extent of Taunton,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed first floor extension will be of a similar appearance to those properties which originally had an upper floor built over the garage. There will be no detrimental effect on the immediate neighbour at no 190 Eaton Crescent from the upper floor extension and it is subservient to the original property. The single storey rear extension will be visible from the through road, but it is not considered to be detrimental to the visual amenities of the area. Several properties in the area, some of which back onto Heavitree Way, have had a conservatory added. The applicant has agreed to plant a replacement hedge along the western side of the extension. In conclusion, neither extension will have a detrimental effect either on the street scene or the neighbours and they are considered to be acceptable.

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

(A3) DrNo 003 Proposals plans
(A3) DrNo 005 Location and block plan
(A3) DrNo 004 Proposal elevations
(A3) DrNo 002 Survey elevations
(A3) DrNo 001 Survey plans

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

4. (i) The landscaping/planting identified in the letter submitted on 02 March 2010 shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the landscaping scheme, the shrubs shall be protected and maintained in a healthy weed free condition and any shrubs that cease to grow, shall be replaced by shrubs of similar size and species or other appropriate shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

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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