

38/14/0175

MR & MRS S COOPER

**ERECTION OF BALCONY TO THE FRONT OF 5 STREAMSIDE, TAUNTON.**

Location: 5 STREAMSIDE, TAUNTON, TA1 2LY

Grid Reference: 324022.123754

Full Planning Permission

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**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:

(A4) Location Plan

(A4) Site Plan

(A3) DrNo 01.221117 Balcony Staircase Elevation

(A4) Exterior Staircase

(A3) DrNo 02.221117 Balcony Front Elevation

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

3. 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 and details of the colour finish of the balcony supports shall be submitted to and approved in writing by the Local Planning Authority and thereafter carried out and retained as agreed.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 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**

Erection of a balcony at the front of the property to replace the existing three Juliet balconies, which are in front of the first floor windows.

The application originally was submitted with an external staircase shown on the side elevation and the balcony across the full width of the property. The application has subsequently been amended with the staircase being deleted from the scheme and the balcony reduced in size to 8.5m. It is now set in from the external edge of the front elevation by 1m. The balcony will be supported by 2.9m steel support posts and frame and balustrade and is proposed to have a toughened glass walkway.

## **SITE DESCRIPTION AND HISTORY**

5 Streamside is a three storey detached property that faces onto a tarmaced footpath and grassed amenity area with the hedging of Kings College along the boundary. It has a small front garden with a low brick wall with railings above and detached properties to both sides.

The property has reconstituted stone at ground floor level and is finished in brick at first and second floor level. There are Juliet balconies in front of the windows at first floor level, that are a common design feature throughout the estate.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

Ward Councillor - Supports the local objections as the balcony and staircase will be out of keeping with the buildings on the estate

### **Representations**

8 letters of OBJECTION received - raising concerns with regard to the inappropriate design of the balcony and staircase as it would mar the appearance of the buildings from the front and will be out of keeping with the development at Hillyfields. Also that it has the potential to cause unwanted noise

## **PLANNING POLICIES**

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

## **LOCAL FINANCE CONSIDERATIONS**

Not Applicable to this application

## **DETERMINING ISSUES AND CONSIDERATIONS**

The deletion of the external staircase from the scheme and the reduction in size of the balcony will reduce the impact that the proposal will have on the existing property. There are no issues regarding overlooking towards neighbouring properties as the balcony is at the front of the property and overlooks the amenity area and playing fields. It is considered that whilst the provision of the balcony will (to a degree) change the appearance of the property, it will not significantly affect the integrity or character of the building or amenity of neighbours and is considered to comply with Policy DM/1.

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

**CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462**