

38/14/0273

MR C BAILEY

**ERECTION OF TIMBER SUMMERHOUSE TO REAR OF 31 EASTWICK ROAD,
TAUNTON**

Location: 31 EASTWICK ROAD, TAUNTON, TA2 7HU

Grid Reference: 323094.126449

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:

(A4) First Floor Plan as Proposed
(A4) Site Plan
(A4) Proposed Elevations
(A4) Location Plan

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

Erection of a summer house in the rear garden measuring 4.8m x 3.3m and 2.9m in height. It will be a wooden structure with pvc shingles on the roof.

SITE DESCRIPTION AND HISTORY

The summer house will be located at close to the rear boundary which is part rendered wall with a fence above - the total height is 2.5m. The gable wall of 24 Colin Road is located at a right angle to the garden and has a small window visible at first floor level.

The application is being presented to committee as the Applicant is related to a Member of Staff

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received

Representations

None received

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

Not applicable

DETERMINING ISSUES AND CONSIDERATIONS

The proposed summer house is located in the rear garden alongside the boundary wall and fencing. It is considered that the size and scale of the summer house is in-keeping with the existing residential area and there will be no adverse impact on neighbouring amenity.

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

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