

48/09/0027

MR M MARSHALSEA

ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR AND SIDE TO INCLUDE CONSERVATORY AND PORCH TO FRONT AT LITTLE OAKS, 16 SYLVAN WAY, MONKTON HEATHFIELD

325314.126632

Full Planning Permission

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PROPOSAL

The existing property is a small detached brick and tile bungalow set in a cul-de-sac of similar style properties at Sylvan Way, on the southern side of Monkton Heathfield. A flat roof garage lies at an angle to the front north-west corner of the bungalow.

This application seeks permission for the erection of a single storey “wrap-around” extension to the rear and side, with a further conservatory to the rear, also wrapping around the side. The proposals also include a porch to the front. The extensions would provide a significantly larger kitchen and lounge and the addition of a dining room, utility room and two en-suite bathrooms to the existing accommodation.

An earlier application for a single storey extension to the front and rear of the property and a dormer window on the rear was refused in October 2006 as the size, design and external appearance was considered to detract from the design and external appearance of the dwelling and from the general standard of development in the area; and the rear extension was considered to result in an unneighbourly form of development, which would be overbearing to the adjoining property and result in loss of outlook.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - No observations

WEST MONKTON PARISH COUNCIL - In the view of the Parish Council the street scene will remain unchanged because much of the extension will be at the rear. The property is a modern bungalow in a small cul-de-sac and the proposal is for a modern extension. Appropriate materials should be used. The design sympathetically uses the topography of the site, enabling the conservatory to be kept to a low level. The extension is proposed to accommodate the needs of a family with young children who enjoy a sustainable walk to school from this location.

Representations

Six letters received from local residents, three in support, two stating no objections and

one commenting that the proposed extension will have no detrimental impact on the layout of the close and will not affect the street scene as most of the building is to the rear.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The existing property is a small traditional style bungalow, 11.4 metres in width and 7.8 metres in depth. The proposed extension would run 15.7 metres along the rear of the property (also extending along the rear of the proposed side extension). This rear extension wraps around the existing bungalow and runs the full depth of the property, being from 9.7 to 12 metres in depth, due to the angled design of the extension. In addition, a further conservatory also wraps around the proposed extension, 7 metres along the rear and 6.8 metres along the side.

The existing bungalow occupies a footprint of approximately 88 metres squared, whilst the proposed extension to include the conservatory and porch would occupy a footprint of approximately 128 metres squared, an increase of 145%. (Calculations based on measurements scaled from proposed floor plan.)

The extensions proposed are therefore extremely large in comparison to the size of the current bungalow, failing to appear subordinate to the existing property in any way. The roof design fails to respect the roof form of the property, whilst the proposed extensions, as a result of the “wrap around” style and angled element at the front of the utility room, exacerbated by the large conservatory, appear awkward and do not relate well to the form of the existing dwelling. As such, the proposed extensions would appear incongruous, significantly dominating and detracting from the original character of the bungalow and result in a property out of keeping with surrounding dwellings.

It is acknowledged that the proposed extensions are predominantly to the rear and the side extensions will be partially screened from Sylvan Way by the existing garage. As such, there will be no significant harm to the street scene. However, it is important to note that whilst the majority of the extensions proposed may not be clearly visible from public viewpoint, this is not a good enough reason to allow poor design. Policy H17 states that extensions will be permitted provided they do not harm the form and character of the dwelling and are subservient to it in scale and design. The proposals are not considered to meet this criteria in any way and are therefore contrary to this aspect of the policy.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

- 1 The proposed extensions, by virtue of their size, scale, design and bulk, appear as incongruous additions, which dominate and detract from the bungalow, to

the detriment of its character, and would result in a dwelling that would appear out of keeping with the scale and appearance of surrounding properties. As such, the proposal is contrary to policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

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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