

49/10/0016

MR D SHARLAND

## **ERECTION OF TWO STOREY EXTENSION AT WHITCOMBE, LANGLEY CROSS, WIVELISCOMBE**

308090.128891

Full Planning Permission

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### **SITE DESCRIPTION AND HISTORY**

The site comprises 2-storey detached dwelling set back to the rear of the plot. The dwelling is built from red brick with buff decoration. There is a small porch to the front and brick chimneys on either gable end. Hedges separate the dwelling from the neighbours to the east and west. A bank and hedge separates the site from agricultural land which rises to the rear.

The site itself slopes up from the highway to the south, with all external amenity space provided between the dwelling and the road. An access drive runs along the western side of the site.

### **PROPOSAL**

This application seeks full planning permission for the erection of a two-storey extension. The extension would be finished with materials to match the existing dwelling, including the buff decoration and quoins. The extension would be sited to the western side of the dwelling and would be set back from the front of the house. The set back would result in a lower ridge than the existing dwelling.

The application is before committee because the applicant is a member of staff.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*WIVELISCOMBE PARISH COUNCIL* – No comments received.

#### **Representations**

None.

### **PLANNING POLICIES**

EN12 - TDBCLP - Landscape Character Areas,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

### **DETERMINING ISSUES AND CONSIDERATIONS**

The extension of a dwelling is acceptable in principle. The main issues in the

consideration of this application are the design of the proposal and the impact on neighbouring residents.

The proposed extension is considered to be sympathetically designed with respect to the existing dwelling. The proposal will be set back and down from the existing, allowing it to be subservient in terms of scale and appearance. This is considered to be important given the symmetrical nature of the existing dwelling, and ensures compliance with Policy H17.

The extension would bring the dwelling closer to the neighbouring property to the west. This neighbour is at a slightly lower level, but it would remain 3m at the minimum point from the boundary and is not considered to be unreasonably overbearing on this dwelling. No windows are proposed facing this neighbour, so it is not considered that the proposal would give rise to unacceptable overlooking.

With regard to the above, the proposal is considered to be acceptable. It is, therefore, recommended that planning permission is granted.

### **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

### **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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building 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.

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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