

11/2008/001

MR & MRS WEEKS

**ERECTION OF EXTENSION TO REAR AND RE-ROOFING OF GARAGE TO FORM GARDEN ROOM AT LITTLE ORCHARD, COMBE FLOREY**

314902/131033

FULL

---

**PROPOSAL**

The proposal comprises the erection of a single-storey garden store extension to an existing flat-roofed garage and provision of pitched roof above both garage and extension. Walls would be render to match the modern detached dwelling house, and the pitched roof would be copper.

The Agent is an employee of Taunton Deane Borough Council.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAYS AUTHORITY – No observations.

PARISH COUNCIL – No objection to the extension. The Planning Officer will have to decide if the finish and design are appropriate and in keeping. It looks very ornate – copper sheet etc.

CONSERVATION OFFICER – No objection

**POLICY CONTEXT**

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia the character of buildings and visual and residential amenity. Policy EN14 seeks to safeguard the character and appearance of designated Conservation Areas.

**ASSESSMENT**

No neighbouring property would be adversely affected in terms of loss of light or privacy, and the proposed design and materials would have limited impact on the character and appearance of the Conservation Area and rural amenity.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit and materials as application.

**REASON(S) FOR RECOMMENDATION:-**

The proposed development would not adversely affect the character the building, nor visual and residential amenity, nor the character and appearance of the designated

Conservation Area. According, the proposal does not conflict with Taunton Deane Local Plan policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN14 (Conservation Areas).

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: