

25/2005/021

MISS M DUNFORD

**ERECTION OF SINGLE STOREY EXTENSION TO REAR, 2 STEMBRIDGE WAY,
NORTON FITZWARREN**

19261/26068

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a single storey extension measuring 3.2 m x 5 m x 4 m to the highest point, on the rear elevation of the dwelling. The proposal also encloses a small corridor between the dwelling and detached garage. Materials to match existing.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no comments.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

The proposed extension is to the rear of the property, partially screened by existing boundary fence. As the projection of the extension is only 3.2 m, it is considered acceptable that any impact on the neighbouring property would be minimal. The extension meets the appropriate criteria of Local Plan Policy and the Taunton Deane Design Guide. The proposal will not harm the visual or residential amenity of the area, and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials. Notes re compliance, building over sewer.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

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

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES: