

27/2004/015

R W MOORE

**ERECTION OF SINGLE STOREY EXTENSION AT 1 PONTISPOOL COTTAGE,  
NORTON FITZWARREN, AS AMENDED BY LETTER AND DRAWINGS RECEIVED  
12TH JULY 2004.**

17587/25495

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the erection of a modest single storey extension to the rear of this extended stone cottage. The extension takes the form of a projecting gable on the north corner of the property measuring 5 m x 3.9 m x 3 m to the ridge. Also incorporated is a mono-pitched link to the gable extension measuring 4 m x 1.75 m x 3 m to the ridge. The proposal could normally be constructed under permitted development rights, without the need for formal consent, however the property has previously been extended by a two storey extension to which the proposed would be attached.

The proposal has also been amended so that the extension does not extend beyond the gable end of the property and removes an undesirable low pitched mono-pitched roof section with the proposed gable.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL (Comments on originally submitted plans) the Parish Council rejected this application they said it was an abomination and not aesthetically pleasing. It projects beyond the gable and the pitch of the roof looks all wrong. (Comments on amended plans) the Parish still do not agree with this application, notwithstanding the changes that have been made it is still felt that this is aesthetically wrong and totally unacceptable.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

**ASSESSMENT**

The originally submitted drawings were amended in line with officer and Parish Council concerns to that now proposed on this semi detached property. The Parish Council still however maintains objections on aesthetic grounds. The proposal relates to a modest extension in terms of bulk that is stepped in from the north east gable/building line and is considered to offer an appropriate level of subservience. The simple roof form comprising a gable and mono-pitch would also appear to comply with the Taunton Deane Design Guide and is considered an appropriate and common form of

development, suitable for use on buildings of this character. The proposal is therefore considered acceptable in design terms.

In terms of the impact the proposal would have upon the amenity of the area, due to high roadside hedges the proposed extension would not be particularly visible from the road and is therefore not prominent within the street scene. Even if the proposal were not screened, its modest form and acceptable design would appear to ensure that the development would not be detrimental to the visual amenity of the area. Furthermore the proposal would not be detrimental to the residential amenity of the adjoining property as it is positioned away from the adjoining boundary, has no windows facing the neighbouring property and would not result in any detrimental loss of light. Looking at the rear of these properties, there are two rear extensions on the neighbouring houses that are constructed of materials of far less quality than that proposed, i.e. asbestos and polycarbonate roof, erected under permitted development rights. Also a flat roof dormer has been constructed and therefore given that the rear of the properties has been so altered the proposed extension would be a considerable improvement.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials.

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 Revised Deposit Policies S1, S2 or H19.

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

**CONTACT OFFICER: 356586 MR R UPTON**

NOTES: