

27/2005/009

MR & MRS B STEVENSON

ERECTION OF EXTENSION ABOVE STUDY AND GARAGES AT WILLOW GARDENS, HILLCOMMON AS AMENDED BY PLANS RECEIVED 7TH JULY, 2005 AND ADDITIONAL INFORMATION RECEIVED 7TH JULY, 2005

14912/26061

FULL PERMISSION

PROPOSAL

Willow Gardens is one of a pair of dwellings constructed in the early 1990's on the southern side of the B3227 in Hillcommon. These properties have garage and parking areas to their fronts and are set behind a substantial stone wall. Other dwellings in Hillcommon are generally located right up to the back edge of the footpath. The application proposes to erect an extension over an existing double garage, which is to the front of a detached property at Willow Gardens. Stanley Villas is to the east, and Willow Fields to the west. It is proposed to have windows in the east, west and northern elevations. The proposed windows facing Willow Fields are at a distance of approximately 19 to 22 m away from the actual dwelling over the parking/manoeuvring areas. The window facing 2 Stanley Villas is 3 m from the boundary, and its side extension is about 5.5 m away, with windows on its side elevation.

The plans have been amended to omit the 'normal' window and insert a high level window, with Velux windows in the bedroom and en-suite . The applicant has submitted a letter with an explanation of the needs of the family, especially relating to the requirements of a child with a disability and children of different sexes sharing a bedroom. The letter explains why an extension to the rear would not be appropriate, as the needs relate to bedroom space rather than reception room need.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL concerned that windows on both sides of the new extension are overlooking the neighbouring property and thus depriving them of their privacy, perhaps an extension on the south side should be considered.

ONE LETTER OF OBJECTION has been received raising the following issues:- the extension is too large; loss of light and privacy from first floor sitting room, Willow Gardens was designed with this in mind; the roofscape is interesting, the proposed roof is a box; loss of view; overbearing wall and roof; If approved, any window should be obscure glazing, high level or roof lights.

POLICY CONTEXT

S1 General requirements, S2 Design and H 17 Extensions to dwellings.

ASSESSMENT

The building as proposed comes forward of the main bulk of the existing dwelling, the roofline is below the level of the main house. The windows on the western elevation are not considered to be overlooking, however the window facing east as originally shown was not acceptable. The amended plans showing a high level window facing east, with Velux windows to the bedroom and en-suite, are considered acceptable. I do not consider that an extension to the south of the main house would be preferable to that currently suggested. It is not considered that the proposed extension would be overpowering on the neighbour, or would result in significant loss of light. Whilst the existing roof's eave does have interest, the proposed roof is similar to many others and considered to be acceptable. The proposal is considered to meet the criteria set out in H17, now that the east facing window is high level.

RECOMMENDATION

Subject to no further representations raising new issues by 1st August, 2005, the Development Control Manager in consultation with the Chair be authorised to determine and permission be GRANTED subject to conditions of time, materials on form, no other windows facing east.

REASONS FOR DECISION:- The proposal is considered to accord with Taunton Deane Local Plan Policies S1, S2 and H17 subject to conditions as no detriment would be caused by the proposal.

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

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NOTES: