

34/2004/025

MR AND MRS A SMITH

ERECTION OF CONSERVATORY TO SIDE (EAST) ELEVATION OF 14A MALLORY CLOSE, TAUNTON

20998/25835

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a conservatory to the side of the property. The conservatory will be 3.8 m x 3.0 m and will have a dwarf brick wall and a mono-pitched roof. The intention is for the conservatory to extend over an existing footpath, which is the property of the applicants, to prevent other people from using it. An application for 1 m high fencing at the property was refused by Committee on 26th November 2003.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL - have no objection to the proposal.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S1 sets out general requirements for development. Policy S2 seeks good design. Policy H19 does not support extension to dwellings which harm the amenities of the site or surrounding residents of if they have an adverse impact upon the character of the area.

ASSESSMENT

The main consideration in respect to this application is the visual impact that it would have upon the character and appearance of the street scene. Although the address of the property is Mallory Close, the site is one of a group of 4 houses that face onto Bindon Road. The front gardens of these houses do not have any fences around them and there is a clear view of the houses from Bindon Road. One of the houses (No. 8) has a small porch over its front door. It is felt that due to the size and design of the conservatory it will be very prominent and not blend into the design of the property. The detrimental impact is exacerbated by the position of the proposed conservatory being in line with the front (south) building line of the property. The ownership of the land is not in question and it is not considered that the applicants desire to block the path justifies the proposal.

RECOMMENDATION

Permission be REFUSED on the grounds that the proposed conservatory by reason of its size design and siting would be undesirable intrusive in the street scene and would detract from the visual amenities of the area. Therefore the proposal is considered to be contrary to Taunton Deane Local Plan Revised Deposit Policies S1(D), S2(A) and H19 and West Deane Local Plan Polices WD/HO/12 (A).

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: