

42/2004/002

P & M HEDDERWICK

ERECTION OF 2 STOREY SIDE EXTENSION AT SWEETHAY COURT, SWEETHAY, TRULL.

20464/21339

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey side extension measuring 9 m x 6.8 m in ground area, and a more modest front extension measuring a maximum of 3.2 m x 7 m in ground area.

Sweethay Court is an attractive, rendered, detached property with a slate roof.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL approves of this application in principle but suggest that the extension should be at least 0.5 m within the boundary wall. Thus to prevent any potential traffic hazards relating to guttering, windows and soffits.

POLICY CONTEXT

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

ASSESSMENT

The significant 2 storey side extension would impinge on neither visual nor residential amenity. The more modest front extension however would result in the demolition and loss of part of an attractive stone boundary wall, and this would adversely affect the street scene. Accordingly, the agent has been requested to set the extension back from the boundary wall to ensure its continued contribution to the street scene, and although he has only agreed to a 0.15 set back, this is considered acceptable.

At the time of agenda preparation, the amended drawings had not been submitted.

RECOMMENDATION

Subject to the receipt of satisfactory amended drawings the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, rebuilding of highway boundary wall.

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 and H19.

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: