

42/2004/005

MR D A GREEN

ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR EXTENSION AT 8 ORCHARD CLOSE, TRULL.

21528/22301

FULL PERMISSION

PROPOSAL

The proposal comprises the demolition of an existing flat roofed garage and its replacement with a two storey side extension incorporating larger garage with an additional 2 bedrooms above.

An application was withdrawn in January this year (Ref. 42/2003/044), which comprised a similar footprint and layout but which differed in external appearance.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects to the application for the following reasons:- (i) possible use of garage for commercial purposes; (ii) neighbours have registered concerns of the size of the extension; (iii) possible discrepancy of boundary limits when comparing plan to O.S. maps; (iv) probable damage to trees and protective hedging during building works; and amended proposal is still visually intrusive. It is requested that should this application be granted a condition be imposed preventing the use of the garage for commercial activities.

2 LETTERS OF OBJECTION have been received on the grounds that:- loss of light would result; the extension is too large and would unbalance the adjoining semi; and that the large garage could be used as a commercial/industrial workshop which would result in loss of residential amenity.

POLICY CONTEXT

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

ASSESSMENT

Previous application 42/2003/044, prior to its withdrawal, was considered unacceptable because of its inappropriate design. The current application overcomes this concern, on the basis that the extension is now clearly 'subservient' to the main dwelling, with a lower ridge height and a clear set back of the extension from the front elevation.

It is not considered that neighbouring properties would be adversely affected in terms of loss of light.

With regard to the Parish Council's concern regarding site boundaries and ownership the applicant has specified in his Article 7 Certificate that he owns the whole of the application site. Should it ultimately not be possible to build the extension wholly within his curtilage then consent would be required from his neighbour. Trees and hedging also referred to by the Parish are within the neighbours curtilage, and again any damage to such vegetation would be a matter for the 2 parties to resolve.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit., materials and residential use only.

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.

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NOTES: