

49/2005/057

MR & MRS H RIDLEY

ERECTION OF TWO EXTENSIONS TO DWELLING AND CONSTRUCTION OF GARAGE/STUDIO TO REPLACE EXISTING GARAGE AT THE PADDOCKS, FORD ROAD, WIVELISCOMBE, AS AMENDED BY DRAWING NO. 6705:05 REV A RECEIVED 26TH SEPTEMBER, 2005

08376/27805

FULL PERMISSION

PROPOSAL

The proposal is to erect extensions to the existing dwelling and to erect a garage with studio over to replace an existing garage on the drive at The Paddocks. The extensions result in a 4 bedroomed dwelling with additional bathroom facilities and larger kitchen. These extensions are in character with the original property and, given the location well away from any nearby properties, do not result in any overlooking or loss of amenity. The garage, which would be demolished, is sited approximately half way along the drive which serves The Paddocks and West Bray. The garage and 2 parking spaces are sited alongside the boundary with No. 5 Ford Road. One of the three kitchen windows in No. 5 faces the rear of the proposal. The window is sited approximately 3 m from the existing stone retaining wall and fence, the wall being 600mm wide, with the fence on the site of the wall, and the proposed garage wall are shown to be a further 1m from the centre line of the wall. The roof eaves are shown to be on The Paddock's side of the wall. The proposed new building would have a 2 car open garage with studio, kitchenette and shower room on the upper floor within the roof space. Windows are shown facing the drive and on the side facing towards The Paddocks with rooflights on the front and rear roof slopes. There is a significantly high line of conifer trees alongside the boundary between No. 5 and the drive of The Paddock and a change of level of approximately 700 m with No. 5 being lower. A previous application for a similar development was withdrawn earlier this year pending submission of full details showing the relationship between the proposed garage studio and No. 5 Ford Road.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects to the new garage only and not to the proposed alterations to the dwelling. Objects suggests a light impact assessment required for No. 5 Ford Road; concerns about accuracy of the plans; surface water drainage details to be sorted so any water run off does not exacerbate flooding problems in Ford Road. Objected to previous proposal on grounds that the demolished garage may have been in a different position to that shown on the plans, and that the studio garage may becomes a residence at a later date without the need for further consents, suggest a S.106 Agreement; additional residential use would cause an intensity in the use of the existing access.

ONE LETTER OF OBJECTION has been received raising the following issues:- no objection to the extensions to the dwelling; objects to the garage/studio on basis of the boundary being incorrect; the 2 foot wide stone wall is owned by No. 5 Ford Road, the

red line is incorrect by 2 foot; the fence has been erected to give privacy to No. 5; no space for wall maintenance; footings would damage boundary wall; eaves would overhang boundary; permission will not be given; the garage/studio will fill the only part of the boundary not overhung by large conifers; the building will be less than 4 m from the only kitchen window on that side of house and cause loss of light to kitchen and back garden; the proposed 2 storey building will rise at least 6.5m above ground level of No. 5 and be 4.5 m above the top of the kitchen window.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General Requirements, S2 Design, H17 Extensions to dwellings, will be permitted provided they do not harm the residential amenity of other dwellings, the future amenities of the dwelling to be extended and the form and character of the dwelling are subservient to it in scale and design.

ASSESSMENT

The extensions to the dwelling are in character with it and would not cause harm to the amenities of residents. These extensions are considered to conform with Taunton Deane Local Plan Policies. The proposed garage/studio would be located in a position approximately 4.5 m away from the side wall and one kitchen window of No. 5 Ford Road. There are two other kitchen windows which face west into the rear garden. It is considered that there would not be a significant loss of amenity to the occupier of No. 5 by the erection of the garage/studio. The roof runs away from the boundary and, whilst the roof could be seen from the north facing kitchen, it is not considered there would be loss of light to this room as a result of the proposal. The amended plans show the proposed garage/studio on the northern side of the retaining wall such that the eaves would not be overhanging the wall. The exact position of the boundary is a private matter. Any building on the site would be ancillary to the existing domestic use. Permission would, therefore, be required to form a separate dwelling. Drainage details are to be conditional. It is considered that as this is the widest part of the drive to the property, this position for the garage/studio is acceptable and the building itself would not cause loss of amenity to the occupier of No. 5.

RECOMMENDATION

That permission be GRANTED subject to conditions of time, materials as form, garage use only, single family dwelling, no additional windows, no increase in site level, drainage details. Note: no surface water to highway, encroachment.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to accord with Taunton Deane Local Plan Policies S1, S2 and H17 as it does not give rise to loss of amenity to local residents.

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:

