

20/12/0020

MR L DORMER

**ERECTION OF GROUND FLOOR REAR EXTENSION AT 6 KINGSTON COURT,
KINGSTON ST MARY**

Grid Reference: 321891.129775

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 1111_14 Plot 6 existing and proposed floor plans and elevations
(A4) DrNo 1111_13 site plan plot 6
(A4) DrNo 1111_12 location plan plot 6

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

- . Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

PROPOSAL

Permission is sought for the erection of a single storey leaded flat roof extension with a projection of 3m to the rear. The application is before committee because the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

This is the site of a semi detached dwelling of brick and slate construction and wood windows. There is a pitched roof porch to the front and pitched roof detached garage to the side.

This is a development of houses set off the main highway and within a gated development with plenty of parking and turning space.

The rear of the site is enclosed by a 1.8m high brick wall and a wooden fence, the rear is laid to decking and has raised planting areas and a wooden shelter area in the middle.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

KINGSTON ST MARY PARISH COUNCIL - No comments received.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make.

THE QUANTOCK HILLS AONB SERVICE - No comments received.

Representations

ONE letter of OBJECTION has been received raising the following concerns:

- loss of light
- covenant restricting fence/wall heights
- noise/disturbance/safety levels during construction
- general inconvenience.

PLANNING POLICIES

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,
EN12 - TDBCLP - Landscape Character Areas,
S5 - TDBCLP - North Curry Settlement Limits,
KM2 - TDBCLP New Housing Development Restrictions,
AONB - Area of Outstanding Natural Beauty,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed single storey flat roof extension would appear to be of a style that is in

keeping with the dwelling and is of a size that suitable to the site.

The design of the proposed extension is not seen as detrimental to the visual amenity of the area as it is seen to be in balance with the dwelling.

It is considered that, due to the flat roof style the proposed extension, the minimum additional height over and above the existing fence means that any impact on the adjoining neighbour is considered to be acceptable.

The points raised by the neighbours with regard to the loss of light have been considered. Although there may be some loss of direct sunlight, there are already buildings and fences in the area that impact on this. It is, therefore, considered that any further loss would not be sufficient to warrant refusal of the application.

The points raised by the neighbours with regard to the covenant restriction and the noise, security and inconvenience during construction are not considered to be material considerations in the determination of this application.

The proposed extension to the rear will have minimum impact on the street scene as the rear of the site is enclosed by a 1.8m timber fence and brick wall.

It is therefore considered acceptable and accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

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

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