

37/10/0013

MRS K WILSON

**ERECTION OF SINGLE STOREY EXTENSION AND BALCONY OVER AT  
RUSSETT HOUSE, STOKE ST MARY**

Grid Reference: 326331.122234

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

**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 C4755/100a Proposed scheme  
(A2) DrNo C4755/001a Existing floor plans and elevations

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

Notes for compliance

**PROPOSAL**

The application is for a single storey rear extension, measuring 4.8 meters by 3.6 meters. The roof of the extension will be a false pitch and contain a balcony at first floor level with a 1 metre high handrail on the three open elevations. Materials will match the existing dwelling and there will be a bay window on the South East elevation.

The application is reported to Members as the agent is related to a member of staff.

## **SITE DESCRIPTION AND HISTORY**

The site comprises a detached two storey brick dwelling with a detached garage to the front. The property is situated in the central area of Stoke St Mary and has a shared access/drive with the adjoining property. There is a wooden fence along the eastern boundary and a tall evergreen hedge along the south west boundary. There is a section of open stock fencing along the south elevation, adjoining fields.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*STOKE ST MARY PARISH COUNCIL* - Support the application. Please consider any impact on the neighbours of the proposed balcony.

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

### **Representations**

One letter of representation from adjoining occupants at Chalfont; "As long as the design and finish is sympathetic to the area we have no objections." One letter of supporting information from the applicants, also signed by neighbours at The Orchard.

## **PLANNING POLICIES**

S5 - TDBCLP - North Curry Settlement Limits,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,  
EN12 - TDBCLP - Landscape Character Areas,  
EN23 - TDBCLP - Areas of High Archaeological Potential,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The design of the proposed extension is in keeping with the existing dwelling and it is considered that there would be no adverse impacts upon the character and appearance of the dwelling or the surrounding area.

The main concern with the proposal is the potential loss of privacy to adjoining properties. The property to the east, 'Chalfont', is set back approximately 11 metres from the back of Russet House.

It will be possible to view the front windows of 'Chalfont' from the proposed balcony. However due to the position of the detached garage the balcony will not overlook into the rear garden of 'Chalfont', which would be considered as private amenity space.

The adjoining property on the West side, 'The Orchard', is currently screened by a very tall evergreen hedge. The hedge is within the ownership of 'The Orchard' and it

is therefore accepted that the occupants of the property can ensure the hedge is retained. Therefore the proposal will not affect their privacy. The occupants of both of these adjoining properties do not object to the proposal.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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