

38/10/0055

MR J MARGRETT

**ERECTION OF FRONT EXTENSION, INCREASE IN HEIGHT OF RIDGE OVER DWELLING AND ERECTION OF DORMER WINDOWS TO ALLOW FOR ATTIC ROOMS AT PETRA COTTAGE, TAUNTON (RE-SUBMISSION OF APPLICATION 38/09/0401) AS AMENDED AND AMPLIFIED BY AGENT'S EMAIL RECEIVED 8 MARCH 2010**

321776.126043

Full Planning Permission

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**PROPOSAL**

Petra Cottage is a white painted brick and tile detached bungalow on the end of a row of three bungalows. It is accessed by Private Road, off of Staplegrove Road and backs on to Greenway Road. To the west of the three bungalows, there is evidence of two storey residential properties, and to the north, on the opposite side of Greenway Road are two-storey properties belonging to Taunton School. To the south are Taunton School Netball/Tennis Courts and to the east, a Petrol Filling Station, separated from the site by a public footpath. A large Wellingtonia Tree lies in the north-east corner of the site, which is the subject of a Tree Preservation Order. A high brick wall, over 2 metres in height, forms the boundary with Greenway Road.

An application was submitted in December 2009 for an extension to the side and front, along with the increase in ridge height and erection of dormer windows. This application also included the erection of a 2.4 metre timber fence on the eastern boundary. The application was withdrawn by the agent, following concerns raised by the Landscape Officer regarding the close proximity of the extension to the protected Wellingtonia Tree and concerns raised by the case officer regarding the design of the scheme and height of boundary fence.

This application now seeks planning permission for an extension to the front (facing Private Road) to form a double garage with an en-suite bedroom above; and the increase in height of the ridge and erection of dormer windows to enable the provision of two further bedrooms (one en-suite) and a bathroom within the roof space.

This application is brought to committee as the agent is related to a member of staff.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

*HERITAGE AND LANDSCAPE OFFICER* - Subject to protection of Wellingtonia Tree (TPO'd) to BS5837 during construction and conditions re: landscape and boundary treatment, the proposals are acceptable.

## **Representations**

1 letter received making the following comments:

- No objection in principle but revised design creates large forward mass compared to width of property.
- Impact of garage door in gable has adverse impact on character and design. Garages projecting forward believed contrary to Taunton Deane's design guide. Suggest garage door and window moved to improve balance.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

H17 - TDBCLP - Extensions to Dwellings,

EN6 - TDBCLP -Protection of Trees, Woodlands, Orchards & Hedgerows,

## **DETERMINING ISSUES AND CONSIDERATIONS**

There is already evidence of two storey properties in the surrounding area, rendering the principle of increasing the height of the ridge acceptable and the resulting proportions appear appropriate.

The proposed front extension is large and includes a prominent gable. Whilst it will change the character of the property, it is designed to appear subservient, on a lower ridge level and is not therefore considered to result in material harm to the appearance of the property. The front extension will protrude forward quite significantly. However, as the buildings along Private Road are staggered, there is not a well established building line. In addition, Petra Cottage is the last dwelling at the very end of Private Road (a no through road) and is not therefore viewed clearly within a street scene. It will not therefore result in detriment to the appearance of the surrounding area. The extension is now a sufficient distance from the protected Wellingtonia Tree to avoid impact on its long term health and further tree planting is proposed to mitigate the clearance of former landscaping.

The dormer windows are of traditional style, sit well within the roof and are considered to be of appropriate proportions to avoid dominating the bungalow. There were initially concerns raised regarding the prominent and incongruous appearance of upvc cladding on the dormer windows, but it is now proposed to have leaded cheeks with timber cladding, which is considered much more appropriate and in keeping. The dwelling is well screened from Greenway Road by the high wall and the property is set back some distance. Although the dormer windows will be visible from Greenway Road, they do not appear prominent and are not considered to result in harm to the appearance of the street scene.

The increase in ridge height is marginal and is a sufficient distance from Treetops, to avoid any loss of light. Similarly, although the front extension protrudes forward some distance, it has a reasonably low eaves height and will not result in any overshadowing or overbearing impact. There are no windows above ground floor level in the side facing that property and therefore no overlooking concerns.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**Subject to no further objections being received.**

The proposed extensions will alter the character of the property but are not considered to result in material harm to its appearance or to that of the surrounding area. There will be no significant adverse impact on the residential amenities of the occupiers of neighbouring properties and the extensions are a sufficient distance from the protected Wellingtonia Tree to avoid harm to its long term health. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design), EN6 (Protection of Trees, Woodlands, Orchards and Hedgerows) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**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 2309-03 Rev A Proposed elevations  
(A1) DrNo 2309-02 Rev A Proposed floor plans  
(A4) DrNo 2309-04 Rev A Site plan  
(A1) DrNo 2309-01 Existing plans and elevations

3. Reason: For the avoidance of doubt and in the interests of proper planning. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

4. (i) The landscaping/planting scheme shown on the submitted plan received 12 March 2010 shall be completely carried out within the first available planting season from the date of commencement of the development, unless otherwise agreed in writing with the Local Planning Authority.  
(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species,

or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes for compliance

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

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