

38/10/0429

MR B CARPENTER

**ERECTION OF GROUND FLOOR EXTENSION TO THE REAR/SIDE AT 14
MOUNTFIELDS ROAD, TAUNTON**

Grid Reference: 323698.123436

Full Planning Permission

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:

(A4) DrNo 0810-03 Site plan
(A4) DrNo 0810-04 location plan
(A1) DrNo 0810-05 proposed plans and elevations Option 4
A1) DrNO 0810-01 Existing plans and elevations

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

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building 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.

Notes for compliance

PROPOSAL

The erection of a single storey extension to the side and rear of the property. The rear extension will project 2.6m from the back wall of the house and is 7m across. It will project along the side of the property by 935mm that will allow pedestrian access to the rear of the property. The extension is designed to have a lean to roof with a pitch on the north east (side) elevation.

The application is before the Planning Committee as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The main dwellinghouse is semi detached and finished in render under a tiled roof. There is a garage situated to the rear of the property that is non-functional due to its size. The existing single storey lean to part of the property, that was built as original, will be demolished

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received

PLANNING POLICIES

H17 - TDBCLP - Extensions to Dwellings,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the design of the extension will reduce any impact on the adjoining neighbours and would not have any undue impact on amenity. The use of matching materials will ensure that the extension will be in keeping with the main property. In light of these considerations the proposal is supported.

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

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