

38/14/0017

MR P STONE

**ERECTION OF REAR EXTENSION AND CONSTRUCTION OF FIRST FLOOR WITH THE REMOVAL OF 2 NO. CHIMNEYS AND THE ENLARGEMENT OF EXISTING DORMER TO FRONT OF 180 KINGSTON ROAD, TAUNTON**

Location: 180 KINGSTON ROAD, TAUNTON, TA2 7ST

Grid Reference: 322322.126518

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**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 5012\_03 Location Plan  
(A4) DrNo 5012\_03 Site Plan  
(A1) DrNo 5012\_01 Rev B Floor Plans  
(A1) DrNo 5012\_02 Rev B Elevations

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

**Notes to Applicant**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

**PROPOSAL**

180 Kingston Road is a brick and slate effect detached dormer bungalow set within a mix of size and style dwellings including single storey, two storey properties and various bungalows with different size and type of dormer windows. It is set back from the road, with extensive vegetation to the front.

This application seeks planning permission to increase the size of the dormer window to the front to increase first floor accommodation and provide a large extension to the rear to provide a sitting/dining area with additional bedroom above. It is also proposed to remove the two chimneys to the property. The existing dormer would be widened with weatherboard cladding to each side of the window. The extension to the rear would be of weatherboard cladding with a slate effect roof to match the existing and rooflights in the sides. It is also proposed to install rooflights into the existing roof.

During the processing of the application, concerns were raised by the case officer regarding overlooking of neighbouring properties from the balcony to the rear and potentially from rooflights in the side elevations. Following this, amended plans were received deleting the balcony from the scheme, along with confirmation that the proposed rooflights in the north and south elevations will be a minimum of 1700mm above internal floor level.

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

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

No comments received at the time of writing

### **Representations**

The consultation period is still running at time of writing report - any further comments received will be updated at the committee meeting.

Letter received from the occupier of 11 Triscombe Road stating no planning related observations.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

There is a significant mix of style and height properties along this element of Kingston Road. The property directly to the south is a two storey dwelling with a large hipped roof front projection and the dwelling to the north is a dormer bungalow with two dormers positioned high in the roof. The current dormer is considered an appropriate scale and whilst the increase in size of the dormer is not ideal, in view of

the size of the roof, it is not considered excessively dominating to the property.

In addition, taking into account the varying dormer styles and heights in neighbouring properties and the large hipped roof front projection on the adjacent property, the resulting dormer is not considered to appear out of character with surroundings. The property is set back from the road and is well screened from the approach from the north by existing vegetation. Although visible from the south, it is viewed amongst the high dormer windows to the north and the large hipped projection to the south. As such, whilst visible, it is not considered to appear prominent in the street scene to the detriment of its appearance.

The proposed extension to the rear projects 4m, although it is set in from the sides and down from the ridge and is therefore deemed subservient. The rear extension would be of weatherboard cladding and whilst this would not match existing materials, is not considered to detract from the dwelling and the large sections of glazing in the rear elevation would introduce a contemporary element. Overall, the extension is not deemed to harm the character of the property and being to the rear, it would not be visible from public viewpoint.

The property is set away from the boundaries with neighbouring dwellings, with the extension set in from the sides and is not therefore considered to cause an overbearing impact on nearby dwellings. Over the boundary at 182, a conservatory is positioned on the far side of the rear of the dwelling and this, along with the rear windows are considered a sufficient distance from the extension so as not to result in a loss of light. Over the boundary at 178 is a long single storey extension with only one window in the side, which looks directly out to the boundary hedge, whilst in the gable end, there are two obscurely glazed windows. As such, there are no concerns regarding a loss of light to any windows at 178.

Concerns were initially raised by the case officer regarding a loss of privacy as a result of the balcony and potentially from the rooflights. The balcony has now been deleted from the scheme and it has been advised that the rooflights would be positioned more than 1.7 metres above floor level. As such, the scheme is not deemed to result in overlooking of the adjacent properties. On this basis, it is not deemed that the proposed scheme would lead to an adverse impact upon the living conditions of nearby dwellings and is recommended for permission.

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

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