

38/15/0394

TAUNTON DEANE BOROUGH COUNCIL

ERECTION OF TWO STOREY EXTENSION TO THE SIDE AND REAR OF DWELLING AND FORMATION OF VEHICLE HARDSTANDING/VEHICLE CROSSING AT 11 BELMONT ROAD, TAUNTON

Location: 11 BELMONT ROAD, TAUNTON, TA1 5NS

Grid Reference: Full Planning Permission

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:

(A2) DrNo J118/02B Proposed Plans and Elevations

(A3) Dr No J118/01 Existing Ground and First Floor Plan, Existing S, E and N Elevation Location Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any order revoking and re-enacting the 2015 Order) (with or without modification), no window/dormer windows shall be installed in the west or east elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

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

Erection of a two storey hipped roof extension at the rear and side of the property, to provide an additional bedroom and bathroom at first floor level and a living room and wet room at ground floor level. The proposed extension will project from the rear elevation by 3m by 5.5m and will wrap around the side elevation and project 1.8m with a depth of 6m. There are no windows shown on the east or west (the side) elevations. The proposed new windows will look down the rear garden at both ground and first floor levels. The extension will be finished in facing brick and tiles to match the existing property.

The plans that were initially submitted showed the extension projecting 3.69m from the rear of the property. After discussions with the Housing Project Manager this has been reduced to 3m and amended plans have been received.

In addition, it is proposed to construct a tarmac surfaced driveway with a turning head at the front of the property.

The application is being presented to Planning Committee as the Agent is related to a Member of Staff.

SITE DESCRIPTION AND HISTORY

11 Belmont Road is a semi-detached, hipped roof property that is finished in brick under a tiled roof. There is a pedestrian door and a landing window currently in the side (east) elevation. The existing brick built outhouse is attached to the similar one on the boundary at 13 Belmont Road. This will be removed as part of the application.

A 1.8m fence encloses the garden.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received.

Representations

Letter received from 13 Belmont Road raising concerns with regards to the reduction in sunlight on the back garden, the brick shed at the rear of the property would become unsafe and overlooking will occur as the windows on the side are too close.

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance.

DETERMINING ISSUES AND CONSIDERATIONS

The main issues for consideration are the impact on the character of the building and the amenity of the neighbours.

A two-storey extension is proposed at the rear of the property and wraps around to the eastern side. There are no windows shown on either side elevation of the extension and this has been controlled in the future by condition. This will restrict any windows being added without the benefit of planning permission and protect the amenity of the neighbours. The windows in the new bedroom and living room look towards the rear garden and the ones in the wet room and bathroom to the front. The design of the extension will reflect the existing property and the reduction in the size of the extension brings the projection in-line with that which could be erected as permitted development, albeit without the wrap around element. The impact on the neighbour in terms of light and proximity is therefore considered to be an acceptable one.

The extension is considered acceptable in terms of size, scale, materials and design and will not harm the character of the dwelling. There will be no additional overlooking issues as the windows will be facing towards the rear garden. The maintenance of the adjoining brick outhouses is not a planning matter and would need to be addressed as a civil matter between the neighbour and applicant.

The provision of the hard standing and turning head at the front of the property does not cover the front garden in its entirety, therefore part of the garden will be available for any surface water to drain within the curtilage of the property and not onto Belmont Road.

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

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