

38/16/0141

MR AND MRS B KING

Erection of two storey and single storey extensions to the rear of the property and erection of detached store at 10 Fremantle Road, Taunton

Location: 10 FREMANTLE ROAD, TAUNTON, TA1 3BS

Grid Reference: 323724.123354

Full Planning Permission

Recommendation

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:

(A3) DrNo BK11202 Site and Location Plans

(A3) DrNo BK11202 Proposed Elevations

(A3) DrNo BK11202 Floor Plan and Elevations for Store

(A3) DrNo BK11202 Proposed Floor Plans

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 and has imposed planning conditions to enable the grant of planning permission.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

Proposal

Erection of a two storey pitched roof extension at the rear of the property which will

project 3.3m by 3.449m with a single storey lean-to extension at ground floor level which will total 5.99m by 4m. In addition, to this extension it is proposed to erect a detached pitched roof outbuilding alongside the northern boundary, which will measure 5.4m x 3m. Both the extension and the outbuilding will be finished in render under a tiled roof.

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

Site Description

The property is semi-detached and is finished in part render and part brick work under a tiled roof. The existing store and outside toilet will be demolished to make way for the extension. Along the boundary of the adjacent property, 8 Fremantle Road there is a single storey extension which projects from the rear of the property. The mono pitch of the roof slopes in towards number 8 and therefore the highest part of the roof is the Applicant's side. Part of the proposed outbuilding will be built alongside this extension.

Relevant Planning History

No relevant planning history.

Consultation Responses

No response received.

Representations Received

No response received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

H17 - TDBCLP - Extensions to Dwellings,

Local finance considerations

Not payable in this instance.

Determining issues and considerations

The proposed two storey part of the extension is set away from the boundary with the adjacent neighbour and therefore, there is no impact in terms of loss of light on this property, particularly given the orientation. Whilst the single storey element is proposed alongside the boundary it is set off the boundary in order that no encroachment should occur. Part of the proposed outbuilding will be screened by the extension already along the boundary at the neighboring property. The design and neighbour impact are both considered to comply with policy and therefore the scheme is considered to be acceptable and is recommended for approval.

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

Contact Officer: Mrs S Melhuish