

48/09/0007

MRS L WEBB

CONSTRUCTION OF LOFT CONVERSION INCORPORATING A DORMER TO THE REAR ELEVATION, ERECTION OF CONSERVATORY TO THE REAR AND A NEW PORCH TO THE FRONT AT 148 BRIDGWATER ROAD, WEST MONKTON AS AMENDED BY REVISED DRAWINGS 09025-101B RECEIVED 5TH MARCH 2009 AND 09025-102B RECEIVED 11TH MARCH 2009.

325939.126666

Full Planning Permission

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PROPOSAL

148 Bridgwater Road is a brick and tile bungalow set in a row of six bungalows, of similar style. It lies on the east side of Bridgwater Road (A38), close to the junction with Brittons Ash. To the rear of the site is an agricultural field, with the Brittons Ash/Hyde Lane road running beyond this.

This application seeks planning permission for a rear flat roof dormer occupying the majority of the rear roof slope to form a new master bedroom with an en-suite bathroom, a dressing space and two walk in wardrobes; and a new porch to the front. The application also seeks permission for the retention of a conservatory to the rear.

This application comes before committee as the applicant is an employee of the Council.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - No observations.

West Monkton Parish Council - The Parish Council objects to this application because it is not in keeping with the nature and design of the original building, it is out of proportion with the existing dwelling, and with its neighbours (Comments were based on the original proposal, at the time of writing no comments have been received on the amended scheme).

Representations

None received at time of writing.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The proposed rear dormer, by virtue of its size and design, appears as an incongruous addition, which dominates the rear elevation of the bungalow, to the detriment of its character. However, following the recent changes in legislation, this dormer could now be constructed as permitted development, without the need to obtain planning permission. As a result, despite the concerns of the local planning authority, it would not be expedient to refuse the dormer window on these grounds.

The rear conservatory has already been constructed. It is a large conservatory but is separated from no.150 by the garage at that property and from no.146 by the flat roof kitchen extension and garage belonging to no.148. The conservatory will therefore have no impact on the residential amenities of the occupiers of the neighbouring properties. Whilst the conservatory is not considered to be of a size and design, which is in keeping with the traditional bungalow, it is only marginally larger than could be erected under permitted development. On balance, it is therefore considered acceptable.

The porch is the only alteration on the front of the property and consequently the only alteration visible from the street. The porch will have no adverse impact on the character of the property or on the appearance of the street scene.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The extensions are not considered to compromise the character of the property or result in harm to the street scene. There will be no adverse impact on the amenities of the occupiers of neighbouring properties or highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

1. 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.

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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