

24/2004/029

MS J ASHCROFT

DEMOLITION OF EXISTING SINGLE STOREY LEAN TO AND REPLACEMENT WITH 2 STOREY SIDE EXTENSION, 1 GREENWAY, NORTH CURRY.

31866/25109

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey side extension to a non-listed thatched detached property within the designated Conservation Area. The extension would also be in thatch with a gable to both front and rear.

Conservation Area application 24/2004/030CA, relating to the demolition of a single storey lean-to side extension was submitted concurrently with 24/2004/029 and this has now been granted permission. Demolition of this store is required to enable the construction of the proposed two storey extension.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER verbally raised objection because of the impact on the street scene and Conservation Area.

PARISH COUNCIL support.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and EN15 seek to safeguard, inter alia, the character and appearance of the street scenes and Conservation Areas.

ASSESSMENT

Whilst the extension is considered acceptable insofar as neighbouring properties would not be adversely affected by loss of light or privacy, and also with regard to respecting the character and appearance of this attractive vernacular cottage, the extension would nevertheless close the gap with the neighbouring property thereby resulting in a cramped appearance detrimental to the street scene and Conservation Area. Accordingly the proposal is considered unacceptable.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed extension by reason of its proximity to the neighbouring property would result in a cramped form of overdevelopment detrimental to the character and appearance of the street scene and the designated Conservation Area. Accordingly, the proposal is contrary to Taunton Deane Local Plan Revised Deposit Policies EN15, S1 and S2.

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

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NOTES: