

38/2004/198

MR POLLEY

ERECTION OF SINGLE STOREY EXTENSION AND ERECTION OF GARAGE, 20 FEVERSHAM WAY, TAUNTON AS AMENDED BY REVISED PLANS NO. POL646 REV A DATED 24TH MAY 2004 AND NO. POL646 REV B RECEIVED 18TH JUNE 2004 AND PLAN NO. POL646 REV C RECEIVED 5TH AUGUST, 2004

23480/26843

FULL PERMISSION

PROPOSAL

This application was presented to Committee on 7th July, 2004 with a recommendation that permission be granted members resolved to defer for further investigations to take place concerns having been raised as to whether or not access into the proposed garage could be achieved.

Consent is sought to erect a single storey lean-to extension measuring 3.30 m x 2.39 m to the rear of the property and a garage measuring 6.3 m x 3.4 m with a pitched roof to the side. The garage will replace an existing conservatory. Materials will match the existing property. The original integral garage has been converted to an additional living room. In front of the property there is the provision of two parking spaces. Amended plans have been received setting the garage 500 mm back from the front of the property and widening it by 400 mm.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY raised concerns to proposal as originally submitted on grounds that the owner does not own sufficient land to form an access to the garage in the position shown and the adjoining neighbour (No. 22) could erect a low boundary fence which would restrict the drive width to approximately 2.5 m maximum. In order to gain access to a garage it would need to be erected on the side of the house the garage would need to be sited at the bottom on the garden and a turning head provided.

ONE LETTER OF OBJECTION has been received from the neighbour at 22 Feversham Way expressing concerns with regard to encroachment of the applicant onto his land whilst accessing the proposed garage.

POLICY CONTEXT

Taunton Dean Local Plan Revised Deposit Policy H19 extensions to dwellings state:- Extension to dwellings will be permitted provided they do not harm: A. The residential amenity of other dwelling; B. The future amenities, parking, turning space and other

services of the dwelling to be extended: and C. The form and character of the dwelling and are subservient to it in scale and design.

ASSESSMENT

A site meeting has been undertaken to ascertain if a car could be driven into the proposed garage space without encroaching onto the neighbour's garden. The applicant was observed gaining access to the proposed garage with no encroachment. Having spoken with the applicant's builder it is now proposed to enlarge the garage by a further 400 mm. It will measure 3800 and a garage door measuring 3.048 m will be installed. It is proposed to site the garage 500 mm back from the front of the dwelling.

Whilst the observations from the neighbour and Highway Authority have been taken into account I am now satisfied that the garage can be satisfactorily accessed. Furthermore, in addition to the garage, parking is available on site for two cars. Refusal would not therefore be justified on the grounds of inadequate off road parking.

RECOMMENDATION

Subject to no new issues being raised on the amended plans by 19th August, 2004, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with the requirements of Taunton Deane Local Plan Revised Deposit Policy H19.

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: