

42/2004/008

MR & MRS R LEITCH

**ERECTION OF REAR EXTENSION TO FERRING LODGE, 20 TRULL GREEN DRIVE,
TAUNTON**

21542/22375

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a single storey extension at the rear of the property measuring 6.5 m x 3.3 m. The pitched roof of the proposed extension matches the ridge height of the existing dwelling and is set in from the original dwelling by 500 mm. There are no proposed windows in the north elevation of the extension. A previous application ref No. 42/2003/052 was refused by virtue of its height and proximity with the adjacent property, 22 Trull Green Drive. There is, included within this application, a proposed dormer window to replace one of the existing 3 velux window.

It is proposed to construct the extension in materials to match the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object to the proposed extension as it is the same height as the ridge line of the existing dwelling and the extension is contrary to Policy H/19 of the Taunton Deane Local Plan Revised Deposit and is out of character for the area and is over development of the site.

1 LETTER OF OBJECTION has been received raising concerns over loss of light; over development of the site and the impact on the neighbourhood.

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit accepts extensions to dwellings provided there is no harm to residential amenity and no harm to the form and character of the dwelling. Policy S1 sets out general requirements and Policy S2 seeks good design.

ASSESSMENT

The extension does not adversely affect the neighbours in terms of loss of light or privacy and resolves the previous objection by setting the extension back from the gable of the existing dwelling. I consider it to be subservient of the existing dwelling. Accordingly, it is considered that the proposal complies with Policies S1, S2 and H19 of the Taunton Deane Local Plan Revised Deposit

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Revised Deposit Policy H19 in that there is no harm to the residential amenity or other dwellings and no harm to the form and character of the dwelling.

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: