

42/2004/014

MR & MRS B MAUD

ERECTION OF 2 FIRST FLOOR EXTENSIONS, BAY WINDOW AND SINGLE STOREY EXTENSION AT 1 HERSWELL COTTAGES, WEST BUCKLAND

18655/21485

FULL PERMISSION

PROPOSAL

The dwelling, which is the subject of this application, is a traditional semi-detached cottage, with rendered walls and a slate roof. The cottage has had previous extensions to both the front and side. There are four elements to the current proposal: i) A first floor front extension, measuring 2.9 m x 4.6 m x 6.6 m to the ridge. ii) A first floor side extension (5.7 m x 4.25 m), with a ridge height that matches that of the existing dwelling. iii) A replacement porch to the front of the cottage. iv) A bay window to the rear of the house, with a depth of 1.1 m. The proposed materials are render and slate to match the existing property.

CONSULTATIONS AND REPRESENTATIONS

SOMERSET ENVIRONMENTAL RECORDS CENTRE the application site abuts the Lipe Hill Holloway County Geological site. One or more legally protected species have been found within 1 km of the site.

PARISH COUNCIL approve.

POLICY CONTEXT

Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit stipulate that development should not harm the character of any area or the appearance of any given street scene. Policy H19 (extensions) of the Taunton Deane Local Plan Revised Deposit requires extensions to be subservient to the main house, as well as respecting the character and form.

ASSESSMENT

Whilst there is no objection to the porch and bay window, there are concerns with regard to the 2 first floor extensions. The proposed first floor front extension involves the introduction of a gable to the front elevation, a feature which is out of character with a

traditional rural cottage. Furthermore, the front gable would imbalance the pair of semi-detached cottages, impacting on both the street scene and the visual amenities of the locality. The scale and design of the first floor side extension is not subservient to the main house, and if allowed, would harm the character and form of the dwelling, as well as disrupting the balance/symmetry of the pair of cottages. This would be to the detriment of the visual amenities of the area. The overall scale of the extensions, when considered alongside previous extensions, is disproportionate to the original cottage and likely to severely undermine its original form and character. For these reasons the proposal is considered to be unacceptable.

RECOMMENDATION

Permission be REFUSED on grounds it is considered that the proposed first floor extensions at the front and side of this traditional semi-detached cottage, would be out of keeping with the existing dwelling and the adjoining property, by reason of their size, siting, design and external appearance and, if allowed, the extensions would imbalance the appearance of the pair of cottages. Furthermore, it is also considered that the proposal would have a harmful impact on the appearance of the street scene and detract from the visual amenities of the locality. Therefore, the proposal is considered to be contrary to Policies S1, S2, and H19 of the Taunton Deane Local Plan Revised Deposit as well as the advice contained within the Council's approved Supplementary Planning guidance on design.

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: