

05/12/0017

MR A TAYLOR

ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION AT 23 GREAT MEAD, BISHOPS HULL

Grid Reference: 320701.124226

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 0812_03 location plan

(A4) DrNo 0812_04 site plan

(A1) DrNo 0812_01 existing and proposed floor plans

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

PROPOSAL

Permission is sought for the erection of a single storey extension with a projection of 3.3m to the rear wrapping round to a single storey extension with a projection 1.7m to the side.

This application is referred to Committee because the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

This is the site of a semi detached dwelling of brick and tile construction and white uPVC windows. The rear of the site is enclosed by a 1.8m brick wall and some fencing. There is a detached single garage with parking. The dwelling backs onto the Wellington Road/Silk Mills Road roundabout and is on a lower level to the highway.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make

BISHOPS HULL PARISH COUNCIL - No objections to make

Representations

None received

PLANNING POLICIES

T1 - TDBCLP - Extent of Taunton,
STR2 - Towns,
STR4 - Development in Towns,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed single storey wrap around extension, which is to replace the rear conservatory, would appear to be of a style that is in keeping with the dwelling and is of a size that is suitable to the site.

The design of the proposed extension is not seen as detrimental to the visual amenity of the area as it is seen to be in balance with the dwelling.

Due to the elevation of the site of the proposed extension being lower than the highway any impact on the on the street scene is considered to be acceptable.

As the proposed extension has a projection of less than 0.5m more than the conservatory that it is to replace any additional impact on the adjoining neighbour is considered acceptable.

It is therefore considered acceptable and accordingly does not conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

In preparing this report the Planning Officer has considered fully the

implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: Mrs P Hogg Tel: 01823 356371