

ERECTION OF SINGLE STOREY EXTENSION TO THE SIDE AND REAR AT 10 CROWN LANE, CREECH HEATHFIELD

Grid Reference: 327834.127205

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:

(A3) DrNo 04 Existing Elevations
(A3) DrNo 07 Rev C Proposed Ground Floor and First Floor Plans
(A3) DrNo 06 Rev C Proposed Elevations
(A3) DrNo 05 Existing Ground Floor and First Floor Plans
(A4) DrNo 03 Proposed Block Plan
(A4) DrNo 02 Block Plan
(A4) DrNo 01 Location Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the windows to be installed in the **east** elevation of the extension shall be obscured glazed and non-opening . The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so

retained.

Reason: To protect the amenities of nearby dwellings in accordance with Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

PROPOSAL

Planning permission is sought for a single storey side and rear extension to the eastern side of the dwellinghouse to provide ancillary bathroom facilities and a dining room.

The side element of the extension will scale 1.7 metres, set back 400mm from the front existing building line and have a hipped mono pitched roof with a eaves height of 2.4 metres and ridge height of 3.9 metres. The side extension will continue into a rear projection of 7.8 metres with a maximum width of 4.6 metres. The roof of the rear element will continue from the mono pitch of the side extension, creating a hipped pitched roof over the proposed dining room. The roof will scale 4.3 metres running along 2 metres of ridge and then drop down to 3.9 metres in height. Materials are to match the existing dwelling. Top light windows only are proposed in the east elevation and double folding patio doors are proposed in the west elevation of the rear extension.

SITE DESCRIPTION AND HISTORY

The property comprises a detached bungalow which has had its loft space converted into additional living accommodation, with roof lights to the front and rear. The property has an attached linked single garage to the western side.

14/11/0027 Erection of single storey extension to side and rear. The extension projected into the rear garden by 10 metres, with a gable end. Maximum height to ridge was 4.5 metres , running along 7 metres and then dropping down to 4.1 metres. Application was withdrawn 29/09/2011 to enable a revised scheme to be submitted.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

CREECH ST MICHAEL PARISH COUNCIL - Feel that the application is not an improvement on the previous one - roof and brick wall will take considerable light from the neighbouring property; constitutes overdevelopment of the site; not in keeping with other properties in Crown Lane.

Representations

One letter of objection has been received from the adjoining property and three letters of objection have been received from people who live elsewhere in Creech

Heathfield and Taunton:

- extension will completely block light to the adjoining property, losing the afternoon sun;
- proposal is far too big and covers length of garden next door;
- proposed extension is very close and will give a feeling of being hemmed in;
- not in keeping with Crown Lane;
- proposal will affect light and sunlight to kitchen and conservatory of adjoining property;
- brick wall will be oppressive visual intrusion;
- scale of development too large;
- impact on human rights

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The main issues for consideration are the size and scale of the proposals and the impact upon the amenities of the adjoining property. From the road only the mono pitch side extension would be visible and there is considered to be no impact upon the visual amenities of the surrounding area.

Size and scale of development

Both No's 4 and 8 Crown Lane have rear extensions. It is acknowledged that the proposal represents a large projection into the rear garden and because of the side extension element running continuously into the rear element the east elevation does give the impression of a very large extension. In terms of footprint there would be an overall addition of 46.3 sq m. The rear extension comprising 7.8 metres by 4.6 metres at its widest point. The highest ridge height of the extension will be 1.5 metres lower than the ridge of the existing dwelling. A large proportion of the rear garden is to be retained and it is not considered that the proposals would represent overdevelopment of the site.

Impact upon amenities of the adjoining property

The applicants have sought to reduce the impact of the proposals upon the adjoining property by reducing the overall size and bulk from their initial scheme submitted under application 14/11/0027. The length of the extension has been reduced by 2.2 metres, the eaves have been dropped slightly (200mm) and the roof has been hipped, reducing the length of the ridge to 2 metres. The eastern boundary of the site comprises an existing 6ft solid timber fence. The roof and a small section of wall will be visible from the adjoining property over the existing fence. Although the extension will be visible the impact must be assessed in terms of impact upon amenities, i.e. loss of light and loss of privacy. As a single storey extension with a hipped roof the development will not result in an overbearing impact upon the adjoining property. The rear of the property is south facing so there will be no loss of light to the adjoining property in the day, although the evening sun to part of the rear

garden of the adjoining property may be reduced. There is considered to be no significant loss of light to existing windows in the adjoining property. There will be no loss of privacy to the adjoining property provided the proposed windows on the east elevation are obscure glazed and non-opening.

In summary the impacts upon the adjoining property are not significant enough to warrant refusal, the proposals are not overdevelopment of the site and there is no impact upon the visual amenities of the area. As such the application is recommended for conditional approval with the windows on the east elevation restricted to obscure glazed and non-opening.

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

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