

14/11/0051

MR P TARR

INSTALLATION OF 2 DORMER WINDOWS TO THE FRONT ELEVATION OF 3 CROWN LANE, CREECH HEATHFIELD

Grid Reference: 327807.127247

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

The scale and design of the proposed dormers is considered to be acceptable and it is not thought that they will harm the appearance of the building or street scene or neighbouring amenity. Therefore, the scheme accords 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:

(A1) DrNo 2611-01 (received 31/1/12) Existing and Proposed Floor Plans
(A4) DrNo 2611-03 Site Plan
(A4) DrNo 2611-02 Location Plan

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

Notes for compliance

PROPOSAL

The proposal is to erect two dormer windows to the front of the existing bungalow to allow for the loft conversion.

The application comes before Members as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The site consists of a red brick bungalow with a concrete tile roof, similar to bungalows adjacent and opposite. Other bungalows have converted the loft and utilised roof lights or rear dormers. 14/02/0001 - single storey extension and loft conversion 7 Crown Lane.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

CREECH ST MICHAEL PARISH COUNCIL - Support

Representations

1 objection on basis of dormers to front and that rooflights should be utilised to protect the appearance of the lane.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,
EN12 - TDBCLP - Landscape Character Areas,

DETERMINING ISSUES AND CONSIDERATIONS

The consideration here is whether the two dormer windows detract from the character of the building and street scene to warrant refusal.

The two front dormers are 1.6m high and 1.4m wide and appear in scale with the front roof slope and not to dominate the elevation. While there are no other front dormers visible in the adjacent properties the proposal is not considered to detract from the appearance of the street scene. Allowing the proposal would set a precedent for other similar schemes elsewhere but the character of the area is not a conservation area and the proposed change is one that is considered acceptable in terms of the street scene. While there is 1 local objection the Parish Council support the scheme and the impact of these dormers is considered to be an acceptable one.

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

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