

38/10/0287

MR M DELAHAY

## **ERECTION OF SINGLE STOREY EXTENSION AT 4 HAZEL CLOSE TAUNTON**

Grid Reference: 324496.123428

Full Planning Permission

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### **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 004 Proposed elevations  
(A3) DrNo 003 Proposed plans  
(A3) DrNo 002 Survey elevations  
(A3) DrNo 001 Survey plans  
(A3) DrNo 005 Location and Block plan

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

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

## **PROPOSAL**

Erection of a single storey lean to extension measuring 3m deep by 6.2m wide at the rear of the property.

The application should be determined by the Planning Committee as the applicant is an employee of Taunton Deane Borough Council

## **SITE DESCRIPTION AND HISTORY**

The property is mid terrace and finished in brick under a tiled roof. There is an existing conservatory that will be replaced. The neighbouring property is set back from the Applicant's house by 2.5m. The garden is enclosed by a 2 metre high fence.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

### **Representations**

2 letters of no objection and 1 letter of no objection subject to the extension not disrupting the neighbouring property.

## **PLANNING POLICIES**

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

## **DETERMINING ISSUES AND CONSIDERATIONS**

The height of the extension would be 2.5m at eaves level increasing up to 3.8m where it would attach to the existing house. It is considered that although the extension will project beyond the neighbouring properties on both sides it will not have an adverse impact due to the lean-to design and existing boundary treatments. The use of facing bricks and tiles to match will ensure that the extension is in keeping with the existing property.

The proposal is considered to be acceptable.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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