

48/13/0002

MR L MARTIN

ERECTION OF SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF DORMER WINDOWS TO FRONT AT LITTLE ACORNS, GOSENFORD, CHEDDON FITZPAINE

Grid Reference: 324846.127796

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed dormer windows and extension have been designed to be in keeping with the existing dwelling and are not considered to result in harm to the street scene or the surrounding landscape. The scheme is not deemed to have an adverse impact on the amenities of neighbouring dwellings and would have no impact on highway safety. As such, the proposal is in accordance with Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

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 3012-02 Proposed Floor Plans and Elevations
(A4) DrNo 3012-04 Location Plan
(A4) DrNo 3012-05 Site Plan

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

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PROPOSAL

Little Acorns is a red brick and tile semi-detached dwelling with one rooflight in the front elevation and a large flat roof dormer window to the rear. It is set amongst a mix of size and style properties, including gabled and hipped roof bungalows and two storey dwellings. It is positioned back from but fronting the road at Goosenford, to the east of Cheddon Fitzpaine with fields opposite and to the rear.

This application seeks to install two dormer windows in the front elevation to improve the first floor accommodation. The dormers would be of traditional pitched roof style and would be of dark wood finish timber effect cladding and tiles to match the existing dwelling. It is also proposed to erect a single storey rear extension to enlarge the living room.

During the processing of the application, further information was received confirming that the dormer window cheeks are proposed to be dark wood timber effect cladding. An application is also currently being considered for the installation of two dormer windows, of the same scale, design and materials to the front of the adjoining property, Blenheim.

This application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

WEST MONKTON PARISH COUNCIL - No comments received

Representations

None received

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - TD CORE STRATEGY- ENVIRONMENT,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The dormer windows are of gabled roof design and fenestration to match the existing property. They are of traditional style and are considered to be of appropriate proportions for the scale of the property to avoid dominating it. The use of dark wood timber effect cladding would blend in with the tiles, against which the dormer windows would be viewed, reducing their prominence.

The dormer windows sit high within the roof, which is not ideal and should normally be set well within the roof, up from the eaves and down from the ridge, in order to minimise the impact on the property. However in this instance, this would be more difficult to achieve due to the very shallow pitch of the roof. By virtue of this shallow pitch, the dormer windows are set back further from the road. Whilst clearly visible, the dormer windows, are not considered to result in unacceptable harm to the appearance of the dwelling or unbalance the appearance of the semi-detached properties.

Although there is no evidence of dormer windows to the front elevations of other properties along this row, there is a significant mix of style dwellings. As such, the installation of the two dormer windows is not considered to detract significantly from the diverse character of the street scene.

The dormer windows face forwards towards the road and are set in from the sides of the property. They are not therefore deemed to result in any increased impact upon the amenities of neighbouring dwellings.

To the rear of the property, there is currently an extension, which is set in from the boundary with Blenheim, with a conservatory to the rear of this. The proposed extension would replace the former extension, across the full width of the property and would protrude to the same extent as the extension to the rear of Blenheim. It would be of materials to match the dwelling and being to the rear would have no impact on the street scene.

As the extension would not protrude beyond the rear of that of the adjacent property, it would have no increased impact on their amenities. The proposed extension would come no closer to the boundary with Rosemead than the existing situation and would in fact be shorter in length. As such, the proposed rear extension is not deemed to result in any harm to the residential amenities of the occupiers of neighbouring dwellings.

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

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