

38/2004/198

MR POLLEY

ERECTION OF SINGLE STOREY EXTENSION AND ERECTION OF GARAGE, 20 FEVERSHAM WAY, TAUNTON AS AMENDED BY REVISED PLANS NO. POL646 REV A DATED 24TH MAY 2004 AND NO. POL646 REV B RECEIVED 18TH JUNE 2004.

23480/26843

FULL PERMISSION

PROPOSAL

Consent is sought to erect a single storey lean-to extension measuring 3.30 m x 2.39 m to the rear of the property and a garage measuring 6.3 m x 3.4 m with a pitched roof to the side. The garage will replace an existing conservatory. Materials will match the existing property. The original integral garage has been converted to an additional living room. In front of the property there is the provision of two parking spaces. Amended plans have been sought setting the garage 1 m back from the front of the property.

CONSULTATIONS AND REPRESENTATIONS

HIGHWAY AUTHORITY raised concerns regarding the fact that the owner does not own sufficient land to form an access to the garage in the position shown and the adjoining neighbour (number 22) could erect a low boundary fence which would restrict the drive width to approximately 2.5 m maximum. In order to gain access to a garage it would need to be erected on the side of the house the garage would need to be sited at the bottom on the garden and a turning head provided.

ONE LETTER OF OBJECTION has been received from the neighbour at 22 Feversham Way expressing concerns with regard to encroachment of the applicant onto his land whilst accessing the proposed garage.

POLICY CONTEXT

Taunton Dean Local Plan Revised Deposit Policy H/19 - Extensions to dwellings state: - Extension to dwellings will be permitted provided they do not harm: A. The residential amenity of other dwelling; B. The future amenities, parking, turning space and other services of the dwelling to be extended: and C. The form and character of the dwelling and are subservient to it in scale and design.

ASSESSMENT

Whilst the observations from the neighbour and Highway Authority have been taken into account the encroachment issue is not a matter for consideration. Furthermore in addition to the garage, parking is available on site for two cars. Refusal would not therefore be justified on the grounds of inadequate off road parking.

RECOMMENDATION

Permission be GRANTED subject to the conditions regarding time and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with the requirements of Taunton Deane Local Plan Revised Deposit Policy H19.

NOTES: Encroachment. Vehicle access into garage,

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

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NOTES: