

42/2003/044

MR D A GREEN

**ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR EXTENSION ABOVE
AT 8 ORCHARD CLOSE, TRULL**

21528/22301

FULL PERMISSION

PROPOSAL

The proposal comprises the enlargement of the existing garage at ground floor and the construction of a first floor pitched roof extension above. The extension would be to the side and rear of this modern semi-detached chalet bungalow.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL approve of this application.

4 LETTERS OF OBJECTION have been received raising the following issues:- the extension to the garage seems excessive and could be used for industrial use or excessive DIY; the scale of the extension is large, asymmetrical and would imbalance the pair of semis; that a more appropriately designed extension could provide the necessary additional accommodation required; and that light to a neighbouring property would be lost.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan Revised Deposit all seek, inter alia, to safeguard residential and visual amenity.

ASSESSMENT

The proposal is considered unacceptable with regard to its design and external appearance which would be out of character with the dwelling, the pair of semis and the surrounding group of dwellings. With regard to light loss, although No. 7 would undoubtedly suffer to a degree, it is not considered that the occupier would be adversely affected.

RECOMMENDATION

Permission be REFUSED for reason of inappropriate design and loss of light.

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

