

38/2008/326

MRS GILLIAN TUCKER

ERECTION OF TWO STOREY EXTENSION TO REAR IN PLACE OF CONSERVATORY AND EXTENSION TO FRONT OF GARAGE AT FAIRHAVEN, THE AVENUE, TAUNTON AS AMENDED BY REVISED PLANS AND ELEVATIONS (DRAWING NO. C4513/100C) RECEIVED 7TH AUGUST 2008

322307/125126

FULL

PROPOSAL

Fairhaven is a buff brick and tile hipped roof semi-detached dwelling, set within the Conservation Area. The surrounding area is characterised by large dwellings, many of which are traditional style typical of a Conservation Area. The site also lies within Flood Zone 2 – medium risk area.

This application seeks permission for the erection of a single storey extension to the front in order to reinstate the garage and a two storey extension to the rear to provide a breakfast/dining room with a fourth bedroom above. Following loss of privacy concerns raised by the case officer, amended plans were received repositioning the first floor bedroom window from the south elevation to the north.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY – The proposal relates to the erection of a two storey extension to the rear of the existing dwelling. Whilst also providing an extension to the front of the existing dwelling to provide additional space for the reinstated garage. There is no objection in principle but I have the following comments to make. In normal circumstances the Highway Authority would require that the internal dimensions are 2.5m x 5.0m. However from the plans provided it shows that the internal dimensions of the garage are 2.366m x 4.750m this is below the minimum standards set by the Highway Authority. But as this is a reinstatement of an existing garage, the Highway Authority raise no objections to this proposal. Suggests condition.

CONSERVATION OFFICER - I have no objection to the proposals to this building provided that samples of brick and slates/tiles to be used are approved in writing by the Local Authority prior to application, since they will be clearly visible with the building's setting within Conservation Area.

POLICY CONTEXT

TDLP – Policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN14 (Conservation Areas)

ASSESSMENT

This application is being presented at committee as the agent is married to a member of staff.

The garage is to be reinstated as in the case of the adjoining semi-detached property, although it will come further forward towards the road. It is not considered to unbalance the appearance of the semi-detached properties. The dwelling is set back from the street and screened partially by landscaping on the front boundary therefore the extension will not appear prominent in the street scene.

The rear extension has been designed to be in keeping with the existing dwelling, with matching fenestration and following the line of the hip on a significantly lower level than the ridge, so appears subordinate. The extensions will have no adverse impact on the character of the dwelling or the surrounding Conservation Area.

The proposed rear extension is set over 3 metres from the boundary with Hesperia and is therefore a sufficient distance from that dwelling to avoid any loss of light or overbearing impact. The removal of the first floor window in the south elevation overcome loss of privacy concerns and a condition is attached to maintain this privacy in the future. To the north of the property is an access driveway with a residential property to the other side of this. The extension will be over 20 metres from the dwelling and will only overlook the bottom of the garden, not the main amenity space. The proposal is not therefore considered to result in a loss of privacy.

It is intended to replace the existing windows throughout the property with upvc. This can however be carried out under permitted development rights, without the need for planning permission and therefore the local planning authority have no control over this alteration.

RECOMMENDATION

Permission be GRANT subject to conditions of time limit, samples of bricks and tiles, no further windows in south elevation and garage to remain available for parking. Note re: flood zone.

REASON(S) FOR RECOMMENDATION:

The proposed extensions have been designed to be in keeping with the existing style of the property and will not compromise its character. The character and appearance of the surrounding Conservation Area will be preserved and there will be no adverse impact upon the amenities of the neighbouring properties nor highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN14 (Conservation Areas) of the Taunton Deane Local Plan.

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

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