

**ERECTION OF TWO STOREY SIDE EXTENSION AT 20 DRAKE CLOSE,
TAUNTON (AMENDED SCHEME 34/10/0033) (AMENDED TITLE)**

Grid Reference: 320930.125981

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason

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 0910/170/001 Existing Plans
(A4) DrNo 0910/170/005 Existing Location Plan
(A3) DrNo 0910/170/010 Rev B Proposed Plans
(A4) DrNo 0910/170/012 Proposed East Elevation
(A3) DrNo 0910/170/002 Existing elevations Rev A
(A3) DrNo 0910/170/011 Rev C Proposed elevations
(A3) DrNo 0910/170/020 Rev A Proposed location plan
(A3) DrNo 0910/170/021 Rev A Proposed 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.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any order revoking and re-enacting the 1995 Order) (with or without modification), no window/dormer windows shall be installed in the East elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

PROPOSAL

The proposal comprises the erection of a two storey extension within the rear garden of 20 Drake Close. The extension measures 4.4m x 3m (at ground floor), 2.5m (at first floor) x 6m (ridge height). The proposed extension has been moved away from the boundary of the property to prevent the guttering from encroaching on the neighbouring property.

The extension will be constructed in brick and concrete tiles to match the existing dwelling.

This is amended scheme to permission 34/10/0033 that was refused in 2010. This amended scheme has reduced the first floor element of the extension from 3m to 2.5m.

SITE DESCRIPTION AND HISTORY

The property is sited within a residential estate in Taunton, within the parish of Staplegrove. The property forms one of four dwellings built in a block, back to back and side to side. There is a small rear garden with a 1.8m high boundary fence. Car parking areas are sited within a cul-de-sac close to the site.

Planning history

34/10/0033 – Erection of two storey extension and repositioning of bedroom window at 20 Drake Close. Permission was refused on 15th December 2010 for the following reason:

The proposed rear extension, by reason of its size and close proximity to the boundary of the neighbouring property, is considered overbearing in relation to the adjoining property, No 16 Drake Close, causing (1) loss of outlook; (2) loss of light; (3) loss of amenity for the occupiers, resulting in an undesirable and unneighbourly development. The proposal is therefore contrary to Taunton Deane Local Plan Policies S2 (F) and H17 (A).

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

STAPLEGROVE PARISH COUNCIL - Objects: -

- Slight reduction of first floor section of the proposed extension, does not appear to overcome objections that resulted in refusal to original application.

Representations

NINE LETTERS OF OBJECTION: - Two letters from Drake Close and the others from within the Taunton area and from outside of Taunton Deane.

- Loss of light to conservatory, kitchen and dining room from conservatory.
- Loss of light to garden; plants would not grow.
- Overbearing, extension would block view and would only see brick wall from upstairs windows.
- Impact on home and environment.
- Not in keeping with size of main dwelling; disproportionate.
- Not in keeping with surrounding houses.
- No other houses have similar extensions.
- Slight reduction to first floor not significant enough; still too overbearing for couple at No 16; original objections not overcome.
- Starter homes not suitable for extending.
- Impact on house value and in selling house one day.
- Loss of light will cause increase in CO2 emissions due to extra artificial lighting

ONE FURTHER LETTER COMMENTING ON SUN STUDY REPORT FROM NEIGHBOURING PROPERTY: -

- Find report highly intrusive; no relevance towards planning permission decision; did not give consent for photos to be taken nor published.
- We can choose when to open or close our blinds; blinds closed for security

THREE LETTERS OF SUPPORT: -

- No objection.
- No problems with two storey extension.
- Not close to where we live.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations are impact on the character and appearance of the building and on the amenity of the neighbouring property and loss of light.

Design

The extension has a similar design to the main dwelling; with a similar pitched roof and matching materials. The extension is also subservient to the main dwelling with

a lower ridge height.

There are no windows within the west (side) elevation of the extension, making the elevation bland and potentially overbearing when viewed from the public footpath. The elevation could be greatly improved by the introduction of windows or other detailing. It is noted that the impact has been lessened by the reduction of the first floor element of the extension. It is also understood that the limited size of the bedroom does not allow for additional windows. It is not considered the impact on the street scene is to such a degree to warrant refusal.

Amenity/loss of light

There are no windows within the first floor elevation facing the neighbouring property, as such, there is not considered to be any overlooking

The main consideration is loss of light to the adjoining neighbouring property. The proposed extension would project 3m from the rear of the dwelling at ground floor level and would be almost the full width of the dwelling. The extension projects beyond the conservatory on the neighbouring property. The first floor element of the extension projects 2.5m, 0.3m beyond the neighbouring conservatory. The neighbouring conservatory has clear roof with glazing in the rear elevation (onto the garden) and a window within the side elevation.

A detailed 'Sun Study Report' has been submitted to accompany the application. The report highlights that there will be some additional shadowing on part of the neighbouring conservatory during the Summer months, as well as shadowing to the first floor bathroom window. The additional shadows created by the proposed extension would occur between 16:00 – 21:00. Though there will be some loss of light to the conservatory, half of the glazing and roof of the conservatory would not be affected. On balance, the proposed extensions are not considered to be detrimental as to warrant refusal.

Other matters

Other extensions have been allowed within Drake Close and each one was assessed on its own merits. The extension at 44 Drake Close is sited to the east of the neighbouring property, not causing loss of light or shadowing throughout the day. The extension at 8 Drake Close was amended, reducing the projection of the first floor to 2m. The extension granted at 14 Drake Close does not have a significant impact as it adjoins the extension granted at 8 Drake Close. As such, these are not considered to set any form of precedent.

Conclusion

The extension is subservient and in keeping with the existing dwelling. As amplified by the submitted 'Sun Study Report', the extension is not considered to cause a detrimental loss of light and 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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