

38/12/0095

MRS C HERBERT

**ERECTION OF SINGLE STOREY EXTENSION TO REAR AND FIRST FLOOR
EXTENSION TO SIDE AT 49 SHOREDITCH ROAD, TAUNTON**

Grid Reference: 323863.123006

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extensions have been designed to be in keeping with the existing style of the property and are not considered to be excessively dominating to its appearance or that of the street scene. The extensions, by virtue of their positioning, are not considered to result in an unacceptable loss of light or overbearing impact to the adjacent dwellings and are not therefore considered to result in material harm to the residential amenities of the occupiers of those properties. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan and policy DM1 (General Requirements) of the Emerging Taunton Deane Core Strategy 2011 – 2028.

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:

(A2) DrNo 003 Existing and Proposed North Elevations
(A1) DrNo 002 Proposed Floor Plans and Elevations
(A4) Block Plan
(A4) Location Plan

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

Notes for compliance

PROPOSAL

49 Shoreditch Road is a render and tile detached property with a single storey garage to the side, which abuts the boundary with no.51. It protrudes forward of the main dwelling, with a canopy running along the front, to form a porch. The surrounding properties are a mix of detached and semi-detached properties, some with gable features to the front.

This application seeks to erect a first floor extension above the existing garage to form a new en-suite bedroom. The extension would lie above the garage and therefore protrude forward of the existing dwelling. It is also proposed to erect a single storey rear extension to form a study. This extension would be a continuation of the current single storey element running along the rear of the property, which forms the kitchen/dining area.

This application comes before committee because the applicant is a TDBC Councillor.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

Letter received from the occupiers of 47 Shoreditch Road stating that they have no observations.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The first floor side extension is of a roof style and fenestration to match that of the existing dwelling. However, policy H17 of the Taunton Deane Local Plan requires extensions to appear subservient and respect the form of the property. This generally requires applications to be set back from the front and on a lower ridge level, whereas the first floor extension in fact protrudes forward of the main dwelling. However, there is already a gabled element protruding forward to the front of the dwelling, which is also a characteristic of the adjacent property, no. 51. The proposed extension would reflect this existing feature, albeit in a narrower form and on a lower ridge level, with a hipped roof. Furthermore, the ridge height linking in to the main roof would lie on a lower level. Whilst the proposed extension would come forward, the bulk of the extension is reduced by the hipped style roof. This combined with the lower ridge level and narrower width, is not considered to appear excessively dominating to the appearance of the property. The property is set back from the road and although clearly visible from public viewpoint, the extension would

not appear prominent in the street scene.

The single storey rear extension would be a continuation of the existing single storey element, reflecting the same design and materials. It is not therefore considered to harm the appearance of the property. Over the boundary at no.47 is the garage, with the dwelling set to the other side of this. The single storey extension would not abut the boundary and is not considered to result in harm to the amenities of the occupier of that property. The occupier has stated that they have no observations to the application.

The first floor extension would abut the boundary with no.51 and lie alongside its side wall. Over the boundary in this side elevation, is a window to the garage and a secondary window believed to serve the kitchen, with the main window being to the rear. Above this at first floor level is a further window, understood to serve the bathroom.

Although the side window to the kitchen allows some light into this room, it is a secondary window facing north, with the main window being in the rear (east) elevation. Whilst it is acknowledged that the first floor extension may have some impact on light, the main window to this room is unaffected and it is not considered that an extension to the north side of the window would result in a material loss of light, which would cause detriment to the amenities of the occupiers of the neighbouring dwelling.

The design and forward projection of the extension is prominent, however it is not considered to result in sufficient detriment to the character of the property, the appearance of the street scene or material harm to the living conditions of the occupiers of the adjacent property and the application is therefore supported.

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

CONTACT OFFICER: Mrs K Walker Tel: 01823 356468