

38/13/0074

MR N JOHNSON

REPLACEMENT OF CONSERVATORY WITH THE ERECTION OF A SINGLE STOREY EXTENSION TO THE SIDE OF 25 BATTS PARK, TAUNTON

Grid Reference: 321986.123088

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extension has been designed to reflect the style of the existing property and does not appear dominating to it. It is not deemed to cause harm to the appearance of the street scene and will have no impact on highway safety or to the residential amenities of the occupiers of neighbouring properties. As such, the proposal is in accordance with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

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:

(A1) DrNo 3412_01 Existing and Proposed Floor Plans and Elevations

(A4) DrNo 3412_02 Location Plan

(A4) DrNo 3412_03 Site Plan

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

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PROPOSAL

25 Batts Park is a part brick/part tudor effect gabled dwelling with a tiled roof. It lies facing into a small cul-de-sac, end on to the road, with a brick boundary wall to approximately 2 metres in height to the side. This brick wall separates the property from a wide area of grassed verge, on which there is a well established mature tree, along with smaller trees. A detached double garage lies to the front/side of the dwelling.

This application seeks planning permission for a single storey extension to the north elevation to provide a breakfast room. This would replace a conservatory, on the same footprint and would be constructed of brick and tile to match the existing property.

The application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

Letter received from the occupiers of 23 Batts Park stating no planning related observations.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed extension is designed of a roof design and materials to match the existing property and therefore appears in keeping with it. Being single storey and set in from the sides and rear, it appears subservient and not dominating to the existing dwelling.

The brick boundary wall would largely screen the extension from the road to the side and it would be further screened from the approach from the west by the trees on the grass verge; and from the east and the small cul-de-sac by the detached garage. The extension would not therefore appear prominent in appearance and would not lead to harm to the character of the street scene.

The extension would be positioned on the roadside of the property, away from the closest neighbouring property to the south and would come no closer to the property to the west than the existing dwelling.

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