

38/15/0367

MR C HALL

ERECTION OF SINGLE STOREY EXTENSION TO THE FRONT OF 31 BUCKLAND ROAD, TAUNTON

Location: 31 BUCKLAND ROAD, TAUNTON, TA2 8EW

Grid Reference: 323678.126525

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

Subject to no objections by 16 October the decision be delegated to the Planning and Development Manager in consultation with the Chair/Vice Chair

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:

(A4) Location Plan

(A4) Site Plan

(A1) DrNo. 01 Existing Elevations, Section and Floor Plan

(A1) DrNo. 02A Proposed Elevations, Section and Floor 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 imposed planning conditions to enable the grant of planning permission.

PROPOSAL

Erection of an extension at the front of the property that will project 1.50m and measure 5.87m across the front elevation. The extension is proposed to have a lean-to roof and will be finished in materials to match the existing dwelling house.

SITE DESCRIPTION AND HISTORY

31 Buckland Road is a mid terrace property that is finished in render under a tiled roof, there is a canopy porch above the front door and a bay window to the front which will be replaced by the proposed extension. There is an access passage that leads to the rear, between numbers 31 and 33, this will not be affected by the proposed extension. There is a parking area to the front with wide grass verges and steps leading up to the front door. Other properties within the terrace have porches to the front.

The application is being presented to Committee as the applicant is a Member of Staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make.

Representations

None received.

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance

DETERMINING ISSUES AND CONSIDERATIONS

The proposed single storey extension will replace an existing canopy porch and bay window at the front of the property. Whilst it is accepted that the extension is larger than the other porches along the terraces, it is considered that the extension does not project to an extent that would cause sufficient harm on either the Neighbouring properties or the street scene. In addition, the materials will match the existing dwelling house to ensure the extension is in-keeping with the row of terrace properties as a whole. The application is considered acceptable and is recommended for approval.

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

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