

52/09/0024

MR & MRS P GRANT

**ERECTION OF 2 STOREY EXTENSION AT HILLCROFT, 2 JEFFREYS WAY, COMEYTROWE AS AMENDED BY PLANS RECEIVED 22 JULY 2009 DRG NO GHC-05 REV A**

319964.123575

Full Planning Permission

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This application is referred to Committee because the applicant is a Council employee.

### **SITE DESCRIPTION AND HISTORY**

The site comprises a detached dwelling and its curtilage. The dwelling is typically early 20th Century, with a double fronted bay windows and a porch canopy, although it appears to be set with the principle elevation away from the road overlooking the surrounding countryside. The existing dwelling has rendered walls, UPVC windows and a double hipped slate roof. To the north of the dwelling, a detached double garage stands between the dwelling and the highway.

The northern site boundary (to Jeffrey's Way) is formed of a strong hedge, behind a deep highway verge. To the south, a post and wire fence separates the site from surrounding agricultural land, which falls away from the site. There are neighbouring dwellings on both sides which, like several others in the vicinity are set on spacious plots. The dwelling to the east is of similar character to that on the application site, whilst that to the west, although probably contemporary with the application site is in a more modernist style with a flat roof.

### **PROPOSAL**

This application seeks full planning permission for the extension to the existing dwelling. The application proposes a two-storey extension that would take the form of a separate 'block' attached to the existing dwelling with a 1.5 storey link. The main part of the extension would effectively copy the design of the main dwelling with bay windows to the south and a simpler elevation to the north, road side. The linking section would provide a front door and porch area, with a linking corridor at the first floor. A two storey extension would also be added to the north side of the existing dwelling.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* – No observations to make.

*COMEYTROWE PARISH COUNCIL* – Support the application.

#### **Representations**

One letter of comment, raising no objection but commenting that the plans were incorrectly labelled and that a new door indicated on the ground floor plan was not shown on the east elevation.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The extension of a dwelling is acceptable in principle. There will be no impact upon the available parking and turning for the site and the main issues are considered to be the design and impact on surrounding property.

The proposed extension appears as distinct from the existing dwelling, albeit linked by a subservient section. The new section is set back from the main dwelling when viewed from the street, and it is considered that the adopted approach will allow the existing dwelling to remain dominant and prevent a bulky building being constructed in an otherwise open street scene. The detailed design mimics the characteristic details of the existing dwelling and is considered to be acceptable.

The proposed extension will bring the built form closer to the dwelling on the western side. However, it would still be 7 metres from the boundary and around 12 metres from the neighbouring dwelling. It is considered that this distance is sufficient to prevent the proposal being unreasonably overbearing on the neighbour to the west. No windows are proposed in this elevation and as such, it is not considered that there would be any overlooking of that existing dwelling. There is no need to impose conditions that no further windows are inserted as only obscure glazed windows could be inserted under permitted development rights. A new door indicated on the east elevation would not unreasonably impact upon the neighbouring dwelling, and could be inserted under permitted development rights in any case.

The neighbour to the west has commented that the plans contain some inaccuracies. Amended plans have now been received correcting the discrepancies.

With regard to the above, the proposals are considered to be acceptable and it is, therefore, recommended that planning permission is granted.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

## **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. 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.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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