

52/2004/011

MR & MRS A M PRIEST

ERECTION OF SINGLE STOREY FRONT EXTENSION AT 39 NEWBARN PARK ROAD, COMEYTROWE, TAUNTON.

20767/23176

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a single storey front extension measuring 1.8 m x 2.2 m x 3.5 m (maximum height). The proposed materials are brick and tile to match the existing house. The exterior will be approximately 0.5 m from the boundary with the neighbour to the north.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit stipulate that proposals should not harm the appearance of any street scene. Policy H19 (extensions) of the Taunton Deane Local Plan stipulates that extensions should respect the form and character of the main dwelling and not harm neighbouring amenity.

ASSESSMENT

The proposed extension is modest in scale and the design and materials are thought to be appropriate. It is not considered that the proposal will harm neighbouring amenity or the appearance of the street scene. For these reasons the proposal is considered to be acceptable.

RECOMMENDATION

Subject to the receipt of no letters of representation by 23rd April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials. Notes re works to be carried out in accordance with approved plans and drainage.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal will not harm neighbouring amenity or the appearance of the street scene. Therefore, the proposal accords with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19.

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

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NOTES: