

21/2002/010

MR S REEVES

**ERECTION OF A FIRST FLOOR EXTENSION TO THE REAR OF LITTLE PIPPEN,
LANGFORD BUDVILLE (AMENDED SCHEME).**

11020/22900

FULL PERMISSION

PROPOSAL

Members may recall a planning application was discussed at the June 2002 meeting for the erection of a single storey extension and first floor extension to the rear of this property. Whilst the Committee felt the amended first floor extension (3.5 m deep) did not warrant refusal, the application was refused on the grounds that the proposed single storey extension constituted an unneighbourly form of development, which would have an overbearing and tunnelling effect on the neighbouring property, thereby causing loss of outlook to its occupiers to an unreasonable degree. This application is for the resubmission of the application but deleting the single storey element referred to in the reason for refusal. The first floor extension is 3.5 m deep and is 0.7 m from the boundary with the neighbouring property. Materials are to match the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

1 LETTER OF OBJECTION received raising the following points:- notwithstanding the removal of the single storey element, objection is raised to the current application. The two storey element will have a significant overbearing impact upon the amenities of the neighbouring property. This is as a result of an extremely high sidewall of the extension in such close proximity to the boundary and to the windows on the rear elevation of the property. It will have an overbearing impact upon the small patio area adjacent to the property. The extension will form an enclosure to the rear garden and reduce the outlook and level of amenity enjoyed from both the existing living rooms and the garden area. Due to the height of the two storey extension, the proposal will be contrary to section (b) of the West Deane Local Plan Policy WD/HO/10. The impact on the amenities of the adjoining residents is worsened by the orientation of the dwelling. The property faces south west, and the extension will affect the light, especially due to the change in levels of the ground, upon the amenity of the living room area of the house. The tunnelling effect will still occur especially to the first floor windows and the introduction of a first floor extension will have a significant overbearing effect upon the neighbouring property. The property can be extended away from the boundary. The design of the extension will have a significant effect upon the simple appearance of the original dwelling and the design is considered not to be in keeping with the original property due to the introduction of a number of alternative roof slopes. Therefore the proposal is detrimental to the character of the existing property, contrary to part (a) of policy WD/HO/10 of the West Deane Local Plan.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) - Policy WD/HO/10 deals with the erection of extensions to dwellings. The policy seeks to ensure that extensions do not harm the appearance of the streetscene, the landscape setting of the area or the character of the existing property and surroundings by their size, form or materials or their relationship with existing buildings and associated spaces. They should respect the amenities of adjacent dwellings in terms of privacy and enjoyment of the house and garden. They should not unacceptably prejudice the future amenities, parking, turning space and other services of the dwelling to be extended.

In the assessment of this application the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board:- S1 (General requirements), S2 (Design) and policy H19 (Extensions to dwellings). These policies seek to ensure that the proposal does not affect the appearance and character of any building or streetscene, reinforce the local character and distinctiveness of the area and building, and do not affect the amenity of other dwellings and the form and character of the dwelling and is subservient to it in scale and design.

ASSESSMENT

I consider that the proposal does not affect the appearance or character of the building. The extension is on the rear of the property and therefore the streetscene is not affected. The property has been extended in the past and I consider that the simple character of the property, which may have once existed, has been superseded by those previous extensions. The form and character of the dwelling are not compromised, as the extension is subservient to it in scale and design. The proposal does not affect the amenities of the existing property. The proposal could be said to affect the residential amenity of neighbouring dwelling due to the difference in site levels, the orientation of the building, and the extension to the neighbouring property. However, I consider that whilst there will be an impact, this depth of extension within 0.7 m of the boundary is within the parameters that are normally considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials as application forms.

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:

