

26/2004/012

MR C NEWTON

ERECTION OF SINGLE STOREY AND TWO STOREY EXTENSIONS AT 22 HIGHER POOLE, WELLINGTON.

15042/21911

FULL PERMISSION

PROPOSAL

The proposal includes the erection of a two storey extension, incorporating a double garage to the east elevation of this two storey property, the ridge of which is stepped down and at right angles to the main ridge of the dwelling. The two storey extension also incorporates a single storey extension to the north elevation. A further single storey extension is proposed to the north elevation that continues an existing monopitched extension to the full width of the existing property. The property is set back from the highway by some 35 m.

The joint owner of the property is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no objections.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

The single storey elements of the proposal are considered to be acceptable as they are subservient to the existing dwelling and would not cause any detrimental affect to the residential amenity of the area. The two storey element of the proposal is also not considered to detrimentally affect the residential amenity of other properties in the area.

The two storey element of the proposal however does not respect the form and character of the dwelling and is not considered to be subservient to it in scale and design. The depth of the extension is 9.2 m, when viewed from the south elevation, which is considerably greater than the 6.2 depth of the existing property. The extension when viewed from the south elevation therefore would dominate the existing dwelling in terms of size and bulk, whereas to meet the policy criteria for extensions, the proposal should be subservient to the existing property. The existing footprint of the dwelling is 65.8 sq m, whereas the proposed increase in floor area is 72.2 sq m, which represents a 110% increase in the floor area of the property.

Furthermore, the south elevation of the property is the most prominent elevation from the highway and from the rear of the neighbouring terrace of properties 14-21 Higher Poole.

There would also appear to be several acceptable solutions to the above concerns, however the applicant wishes the application to be determined as it stands. One alternative example would be to provide a detached double garage within the garden area that would dramatically reduce the depth of the extension whilst maintaining the same level of accommodation.

RECOMMENDATION

Permission be REFUSED for reason that the development, by reason of its size, design and external appearance, would be out of keeping with the existing dwellinghouse and, if allowed, would detract from the visual amenity of the locality. As such the proposal is contrary to Taunton Deane Local Plan 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: