

38/2006/019

TAUNTON DEANE BOROUGH COUNCIL

**ERECTION OF REAR EXTENSION AND PROVISION OF DISABLED FACILITIES
AT 26 WELLESLEY STREET, TAUNTON.**

22978/25751

FULL

PROPOSAL

The proposal involves erecting a single storey extension to the rear of the dwelling to provide facilities for a live in carer. The proposal projects 5 m from the rear elevation and measures 4.4 m in width. The height to the ridge is 3.4 m.

The north east elevation is stepped 1.4 m away from the adjacent neighbours boundary.

Details of materials are stated to match the existing dwelling (red brick, brown concrete tiles).

The application is before the committee because the Agent is an employee of Taunton Deane District Council.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no comments. WESSEX WATER no objections. However comments are made regarding connection to the sewerage system.

ONE LETTER OF CONCERN has been received from a near by neighbour raising the following:- concern over additional parking caused by the proposal, in particular that the carer may park in the adjacent street to the south of the site (The Triangle) as potentially they would use the new pedestrian access to the rear of the site.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1: General Principles, Policy S2- Design, Policy H17- Extensions to dwellings.

ASSESSMENT

The proposal is considered acceptable in its scale and design. The profile of the extension is minimal (3.4 m to the ridge). Its siting away from the boundary will reduce any impact on the neighbour. It is considered that no adverse overshadowing will occur from the proposal due to its overall bulk, siting and orientation.

The application form states that the materials to be used in the development shall match those in the existing dwelling (red brick and brown concrete tiles).

The neighbour letter highlighted concerns over increased parking in the adjacent street to the south of the site (The Triangle). It is considered that these concerns are not sufficient to warrant refusal on highway grounds. It is also noted that the applicants could form a pedestrian access to the rear of their property without the need for planning permission.

For the reasons outlined above the proposal is considered in accordance with the Taunton Deane Local Plan.

RECOMMENDATION

Permission be GRANTD subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposal by reason of its subservient scale and design respects the character of the area and causes no demonstrable harm to residential amenity in accordance with Taunton Deane Local Plan Policies S1, S2 and H17.

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

CONTACT OFFICER: 356468 MIKE HICKS.