

## **MISCELLANEOUS REPORT**

38/2007/537

MR & MRS STEVE OSWICK

### **ERECTION OF FIRST FLOOR EXTENSION ABOVE GARAGE, 10 CLIFFORD CRESCENT, TAUNTON**

322258/126796

FULL

This application has been determined and planning permission was granted on 10 January 2008 following a reference to the Chair.

However, the applicant is a member of staff and it should therefore have been referred to Committee before a decision was made. The proposal did not raise any significant issues and no neighbour objections were received. The report referred to the Chair is set out below.

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## **PROPOSAL**

The site comprises a 2 storey semi-detached house with a detached single garage to the side. The application is to extend the garage so it is attached to the house, erect a first floor extension above the garage and erect a single storey extension to the rear of the garage. The roof of the extension will be pitched and subservient to the existing ridge. There will be no windows to the front and rear and materials will match existing.

## **CONSULTATIONS AND REPRESENTATIONS**

None

## **POLICY CONTEXT**

Taunton Deane Local Plan:

Policy S1 sets out general requirements for development.

Policy S2 seeks good design.

Policy H17 supports extensions to dwellings provided they do not harm the residential amenities of the dwelling and are subservient to it in scale and design.

## **ASSESSMENT**

The proposed extension will match the existing design of the property and there will be no adverse impacts upon the visual amenities of the surrounding area. The adjoining property to the north, No. 8, is a bungalow. There will be no loss of privacy to the occupants of this property. The bungalow may be overshadowed slightly by the proposal. However, the windows to the main living areas will not be affected.

On balance, it is considered that there will be no significant impact upon the residential amenities of the adjoining property.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials and no additional windows/dormer windows

## **REASON(S) FOR RECOMMENDATION:**

It is considered that the proposal complies with Policies SI, S2, and H7 of Taunton Deane Local Plan, in that neither residential nor visual amenity would be adversely affected.

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

**MEMBERS ARE REQUESTED TO ENDORSE THE DECISION PREVIOUSLY MADE**

**CONTACT OFFICER: 356313 MRS F WADSLEY**