

MR S SCHLEMMER

**ERECTION OF REAR AND SIDE SINGLE STOREY EXTENSION AND
CONVERSION OF GARAGE TO LIVING ACCOMMODATION AT DINHAM,
HONITON ROAD, TRULL**

Grid Reference: 321551.122731

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

The proposed extensions are not considered to dominate the bungalow or result in harm to it's character or that of the appearance of the surrounding area. There will be no adverse impact upon the amenities of the neighbouring properties or highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 0611/01 Existing Plans & Elevations
(A1) DrNo 0611/02 Rev A Proposed Plans & Elevations
(A4) DrNo 0611/03 Location Plan
(A4) DrNo 0611/04 Block Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

PROPOSAL

Dinham is a brick and tile bungalow set back from the road and on a higher level. It lies between Sherford and Trull, with residential properties to the sides and rear and agricultural fields opposite.

This application seeks planning permission for a side and rear single storey extension, to provide a garage, utility room and to convert the existing garage into an en-suite bedroom. The extensions would be largely flat roof and include a lantern light.

This application comes before the planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

TRULL PARISH COUNCIL - The development causes no nuisance to neighbours.

Representations

Two letters received from neighbouring properties stating no planning related observations.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

From the front, the property will remain largely as at present, with the addition of the partially visible lantern light. The large element of flat roof over the car port is already present and whilst additional flat roofing is proposed, this will lie between the existing car port/garage and main dwelling, and partially replace an element of polycarbonate roofing. The proposed extensions are not considered to result in harm to the overall character of the property and are not visible in the street scene. Despite the conversion of the garage, sufficient parking remains through the second garage and hardstanding to the front of the bungalow.

The extensions will not alter any part of the property near any boundaries, but are set well within the site and largely between existing structures. As such, there will be no adverse impact upon neighbouring amenities.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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