

38/2005/015

MR M AMOR

ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO PROVIDE GRANNY ANNEXE AT 23 ILMINSTER ROAD, TAUNTON.

24947/24811

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey side extension and a single storey rear extension, in order to accommodate a granny annexe.

The property is a modern, part brick, part render, detached dwelling.

Application 38/2004/553 which was withdrawn in January this year, was an identical application other than the two storey extension not being made subservient.

The applicant is an employee of the Council.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, and visual and residential amenity.

ASSESSMENT

No neighbouring property would be adversely affected in terms of light loss or loss of privacy, and given that the two storey extension is now subservient in terms of its ridge height being lower, the design is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, and restriction in use as a separate independent dwelling.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or the character of the building, and therefore does not conflict with 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: