

42/11/0012

MR & MRS WOOD

ERECTION OF SINGLE AND TWO STOREY REAR EXTENSION AND ERECTION OF BOUNDARY WALL AT BROOKSIDE, AMBERD LANE, TRULL

Grid Reference: 321471.121671

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval for the following reason:

The proposed extensions have been designed to appear subordinate to the property and whilst these will alter its character, they are not considered to result in material harm to its appearance or to that of the surrounding area and there will be no adverse impact upon the amenities of the neighbouring properties. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN12 (Landscape Character Areas) 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 2710_02 Proposed Plans & Elevations
(A4) DrNo 2710_03 Location Plan
(A4) DrNo 2710_04 Site Plan

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

Notes for compliance

PROPOSAL

Brookside is a part render/part brick and slate detached property, with a two storey flat roof element to the rear, extending the width of the property. It is set on a slope at the end of a row of properties facing Amberd Lane, opposite Spearcey Lane. A public footpath abuts the side boundary to the east.

This application seeks permission to erect a part two-storey, part single storey extension to provide a new kitchen, utility room, garage and wood store at ground floor level with an en-suite bedroom above. The proposal also seeks to replace an element of flat roof to the rear with a pitched roof; and install a pitched roof over two flat roof bay windows to the front. The eastern boundary would also be replaced with a 1.8 metre high rendered wall, which would abut the public footpath.

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

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

NB At the time of writing the report, the consultation period is still running. No comments have yet been received from the County Highways Authority, which will be important as the scheme relates to a garage/parking space. Members will be updated of their comments and any further representations received at the committee meeting.

SCC - TRANSPORT DEVELOPMENT GROUP - Comments awaited

TRULL PARISH COUNCIL - Comments awaited

SCC - RIGHTS OF WAY - Comments awaited

Representations

None at time of writing report.

PLANNING POLICIES

ROW - Rights of Way,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,
EN12 - TDBCLP - Landscape Character Areas,

DETERMINING ISSUES AND CONSIDERATIONS

The front elevation will remain largely the same as at present, with a pitched roof added to the two bay windows, which would result in a positive impact on the property. The garage will be sited partly on the footprint of the existing garage, but will be set back further, leaving a greater area for parking to the front. The garage will be visible to the side and whilst it will be significantly higher than the existing garage, being set back, it will not appear prominent in the street scene.

Whilst the two storey rear extension appears large, this is exacerbated by the addition of the pitched roof over part of the flat roof element. This has resulted in a welcome improvement to the property, which, although large, is set on a lower ridge level and is not considered to result in a dominating impact on the property.

The design of the extension results in a catslide roof extending over the garage to the side, which results in a high eaves level abutting the public footpath. The side wall of the existing garage is a concrete block wall to 2.2 metres in height, which runs along the footpath for approximately 11 metres. The side wall of the proposed garage, will be approximately 400mm higher but will be shorter in length. As such, this is not considered to result in a material overbearing impact upon the users of the adjacent public footpath. The replacement of the existing timber fence with a 1.8 metre high rendered wall is similarly not considered to change the character of the footpath or make it any less commodious to footpath users.

The rear single storey extension will protrude to the same depth as the former WC/sunroom element it will replace, but will in fact be lower in height. This will therefore reduce any impact on the neighbouring property. Whilst there would be two ground floor side windows facing towards the adjacent property, Westbrook, these will face the blank gable end and a timber fence separates the two properties. The two storey extension is set a sufficient distance from the boundary with Westbrook to avoid any impact upon their 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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