

34/2004/045

T E & G E GIBBS

**ERECTION OF VERANDA WITH FRENCH WINDOW ACCESS FROM FIRST FLOOR,  
TEGOR, MANOR ROAD, STAPLEGROVE.**

21460/26490

FULL PERMISSION

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**PROPOSAL**

The proposal provides for the erection of a veranda with French window with access from the first floor onto a balcony area with railings. Materials on the supporting columns are to be brick to match the existing dwelling. The property is a fairly recently built (2002/3) dormer bungalow. The existing dormer on the rear of the property is 12.8 m in width and the proposed dormer extends across the whole of this and projects by 1.58 m. The rear of the property faces out over a paddock area within the applicant's ownership. The proposed balcony will be approximately 11 m to the boundary with the property to the east with substantial screening and approximately 13 m to the boundary with the property to the west at a 45 degree reverse angle.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL was against the granting of the original permission for the site and was disappointed when approval was given for the bungalow. This was because of the detrimental effect of a building intruding into the view of the village and the green wedge area seen when approaching from the south, along the Deane Way long distance footpath. The Parish Council was further dismayed when the bungalow turned into a two storey building. The latest proposals to construct a 42 ft long decking area at first floor level would significantly worsen this intrusion overlooking the green wedge area which is seen as such a vital element in maintaining the separate character of the village. The proposed veranda will enlarge the building and the extra area is not shown on the ground floor plan. The Parish Council is against the expansion and further development of the site and opposes the approval of this application.

TWO LETTERS OF OBJECTION takes the bungalow further into the realm of a substantial house, contrary to the planning permission for a bungalow and then a dormer bungalow; totally out of keeping with the area; will overlook nearby properties; existing dwelling does not come under the category of a chalet bungalow; property is quite out of keeping with the surrounding properties and is conspicuous from the public footpath leading from the village hall to the village; proposal will make the building even more conspicuous and out of keeping in this rural area.

**POLICY CONTEXT**

Policy WD/HO/10 of the West Deane Local Plan states that extensions to dwellings will normally only be permitted where they (i) do not harm the appearance of the street

scene, the landscape setting of the area or the character of the existing property and surroundings by their size, form or materials or their relationship with existing buildings and associated spaces; (ii) they respect the amenities of adjacent dwellings in terms of privacy and enjoyment of house and garden; and (iii) they do not unacceptably prejudice the future amenities, parking, turning space and other services of the dwelling to be extended. I consider that the proposal meets with these criteria.

Policy H19 of the Taunton Deane Local Plan states that extensions to dwellings will be permitted provided they do not harm (a) the residential amenity of other dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I consider that the proposal meets with these criteria.

## **ASSESSMENT**

The proposed veranda with balcony above is to the rear of the property with adequate distances to the boundaries to the properties to the sides of the dwelling such that it is not considered that there will be any unacceptable overlooking problems from persons stood or sat on the balcony area. I do not consider that the proposed works would have any adverse impact on the character and appearance of the dwelling when viewed from public vantage points in the area.

## **RECOMMENDATION**

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

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Revised Deposit 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.**

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: