

MR &amp; MRS G A FORD

**ERECTION OF TWO STOREY EXTENSION TO THE REAR OF 8 BROADLANDS WAY, TAUNTON AS AMENDED BY LETTER AND PLANS 1062/3D, 1062/2D, 1062/1D RECEIVED 9TH SEPTEMBER, 2002**

22190/23750

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of a two storey extension measuring 6.7 m x 4 m (2.6 m closest to boundary) x 6.4 m to ridge. The first floor element of the extension measures 7.2 m x 3 m (2.6 m closest to the boundary). Materials to match existing. The amended plans have taken into account any impact on the neighbouring properties by: reducing the depth of the first floor by 1 m; reducing the ridge height by 800 mm (approximately); removing side windows from the first floor elevation; redesigning extension to remove flat roof from side elevation.

**CONSULTATIONS AND REPRESENTATIONS**

4 LETTERS OF OBJECTION to original proposal raising the following points:- proposed extension will cause overlooking, reducing my privacy; extension is out of character with other houses in Broadlands Way; extension will cause visual disturbance, spoil visual setting in area; space should be left between buildings so residents can sit and enjoy garden environment; extension would mar pleasant outlook from back garden; Broadlands Way slopes towards my property, if extension is built a large dark coloured building will loom over my home and garden taking half of the present skyline; extension out of character and may create a precedent; evening sun will be blocked by extension which is very distressing; loss of privacy; no objection to single storey element; objections based on Policy S2:- nearest part of extension has unattractive flat roof 6 m higher than and 4.5 m from our house; 1st floor element 8.5 m above our house would be in view, presence of garage adds complexity and density that work against local character and distinctiveness, inappropriate to small garden, over development, impact on natural garden setting; objections based on Policy H19:- extensions to dwellings; impact on height, width, close proximity and raised 3 ft elevation of building will be overbearing; garden enjoyment will be reduced; loss of some direct sunlight to patio, loss of view of distant trees; form and character of the extension with existing garage would not be subservient to the original house; Taunton Deane Design Guide (Section 9.3 Design of Extensions) provides relevant amplification of policy S2 and H19.

**POLICY CONTEXT**

In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are relevant:- S1 (General Requirements), S2 (Design) and H19 (Extensions to dwellings). These policies seek to ensure that extensions to dwellings do not harm the residential amenity of other dwellings, not the

form and character of the property to be extended, and that the extension is subservient in scale and design to the existing dwelling.

### **ASSESSMENT**

The site of the proposed extension is at a raised level to the neighbouring property and is divided from it by an existing fence. A large leyandi hedge exists to the rear of the property. There is an existing garage to the rear/side of the dwelling. It is considered that the amended plans have taken into account the policies referred to above; the height of the extension has been reduced and the roof has been altered to follow the line of the existing dwelling, this in turn has deleted the flat roof that was proposed on the side elevation. These alterations have helped to maintain the character of the dwelling in terms of scale and design. The reduced size of the extension and removal of side windows at first floor will help to protect the residential amenity of the neighbouring properties. It is considered that whilst the proposed extension will cause some minor loss of light its impact on the neighbouring properties is not such as to warrant refusal.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of materials as application forms, no windows in first floor of side elevations. Notes re building over public sewer.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: