

38/2006/004

S VERRIER & I WOOLLEN

ERECTION OF CONSERVATORY TO THE REAR OF 33 THE OAKS, TAUNTON.

24058/23386

FULL

PROPOSAL

Permission is sought to erect a conservatory measuring 3.570 m x 2.395 m to the west of the property. The conservatory will be positioned behind the existing garage. The existing property is constructed of part brick and part render under a tiled roof with wooden fenestration. Materials for the proposed conservatory will match the existing property. Planning permission is required due the withdrawal of permitted developments rights on the original planning approval.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Policy H17 extensions to dwellings state: 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.

ASSESSMENT

The proposed conservatory will have no material impact on neighbouring amenities and therefore complies with Policy H17.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposed conservatory complies with Taunton Deane Local Plan Policy H17 in that there is no harm to the residential amenity of other dwellings and no harm to the form and character of the dwelling.

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

CONTACT OFFICER: 356462 MISS R MILLER

NOTES: