

43/2004/109

MR & MRS JACKSON-PICKLES

**RETENTION OF TWO STOREY EXTENSION, 93 SPRINGFIELD ROAD,
WELLINGTON (AMENDED SCHEME).**

13125/20897

FULL PERMISSION

PROPOSAL

Retention of extension to rear, and alterations to roof. The roof alterations will prevent any over-hang onto the neighbouring property.

A two storey extension was previously granted permission on 5 November 2003 (application No. 43/2003/096). The plans for this application indicated that the extension would be built within the boundary wall of the applicant and neighbour, on the applicant's property.

This new application has been submitted as the extension was built on the boundary wall, not within, increasing the size of the extension by 200 mm.

CONSULTATIONS AND REPRESENTATIONS

WELLINGTON TOWN COUNCIL are in favour of application provided there are no adverse comments or objections from the neighbour.

ONE LETTER OF OBJECTION raising the following points:- object as extension has been built on party/boundary wall without permission; if extension built as original plans there would not be a dispute; why did building control allow extension to be built on party/boundary wall; when will work commence as we are waiting to start extension; will our plans need amending, and who will be liable for architects fee.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 Household Extensions - the proposal is considered to meet the requirements of the policy. The extension is subservient in scale and design and should not harm the amenity of other dwellings.

ASSESSMENT

The proposal is considered not to harm the visual or residential amenity of the area. Objections raised are not strictly planning issues and have been addressed by a letter

sent by the Building Control Manager. The letter informed the objector that the Council have no knowledge of boundary and ownership issues, it is issued that people either own the land or have the necessary consents; The Party Wall Act provides protection; the Party Wall Act is a civil matter that the Council cannot enforce; building surveyor provides technical suitability to proposal, ownership or right to build are matters for the applicant to establish. Proposal is considered to meet requirements of Policy H19, and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to condition that work to alter the roof shall be undertaken within 3 months of the date of the planning certificate.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm the visual or residential amenity of the area in accordance with Taunton Deane Local Plan Revised Deposit Policies H19, S1 and S2.

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: