

22/15/0014

Mr & Mrs R Habgood

Erection of first floor extension at 10 Nethercott Way, Lydeard St Lawrence

Location: 10 NETHERCOTT WAY, LYDEARD DOWN HILL, LYDEARD ST
LAWRENCE, TAUNTON, TA4 3SG

Grid Reference: 312964.131956 Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Condition(s) (if applicable)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 5m behind the highway boundary and hung so as to open inwards only.

Reason: To allow a vehicle to wait off the highway while the gates are opened or closed and thus prevent an obstruction to other vehicles using the highway. In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

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:

(A3) DrNo HAB 2001 Site and location plan
(A3) DrNo HAB 2001 Proposed floor plan
(A3) DrNo HAB 2001 Rev A Proposed elevations

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

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the

character and appearance of the building and surrounding area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any order revoking and re-enacting the 2015 Order) (with or without modification), no windows shall be installed in the eastern elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

Proposal

Permission is sought for the erection of a first floor extension to the rear of the property, the materials proposed will match those on the existing dwelling. The neighbouring property, number 9, have applied for a first floor extension to adjoin this proposal.

Site Description

Number 10 is an end of terrace brick built property with a tiled roof. The property has a conservatory and a single storey extension to the rear.

Relevant Planning History

The current application seeks to add a first floor to the single storey extension, 22/08/0008, granted in 2008.

Consultation Responses

LYDEARD ST LAWRENCE & TOLLAND PARISH COUNCIL - no comments received

Representations Received

No comments received

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

Local finance considerations

Not applicable

Determining issues and considerations

The ridge height of the proposed roof is significantly lower than that of the existing, this will create a subservient appearance, the use of materials to match the existing will help the extension blend into the existing dwelling.

It is considered that there will be no significant impact on the neighbouring properties due to the eastern elevation having no windows, a condition will be added to prevent windows being added to protect the privacy of the neighbouring property. The extension will not be visible from the road or public right of way it is therefore considered to not have a significant impact on adjoining land users.

It is therefore considered acceptable by policy DM1 of the Taunton Deane Core Strategy.

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

Contact Officer: Briony Waterman