

**ERECTION OF SINGLE STOREY EXTENSION AT 1 CAMBRIDGE TERRACE,
TAUNTON**

Grid Reference: 323385.126803

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would not harm visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

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:

(A4) DrNo 0612-02 Location Plan
(A4) DrNo 0612-03 Site Plan
(A1) DrNo 1612-01 REV A Floor Plans and Elevations
(A1) DrNo 1612-01A Floor Plans and Elevations

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

Notes to Applicant

- . In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

The proposal relates to the erection of a single storey pitched roof extension at the side of the property measuring 5.8m long and projection 4m. Initially plans showed the extension projecting forward of the front of the property by 2.4m. This was considered to be unacceptable in terms of the impact on the street scene and the Agent has subsequently set the extension back so that the extension will now project into the rear garden. This will relocate the existing car parking space to the front of the extension, the initial scheme showed it behind the extension. Materials will match the existing dwellinghouse.

This application comes before committee as the Agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The property is an end of terrace that is finished in brick under a tiled roof. It is located in a corner plot on the junction of Cambridge Terrace - a cul-de-sac and Rochester Road. It has the benefit of off road parking to the side of the property and a 1m wooden picket fence to the front and partly to the side. The rear garden has a 2m brick wall running alongside the grass verge and footpath.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

None

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the amended scheme is acceptable in terms of design and will be in keeping with the existing property. There will be no impact on adjoining neighbours and having the extension set back from the front elevation has reduced any impact on the street scene. The existing car parking space will be re-located to the front of the proposed extension ensuring that the property still benefits from off-street parking.

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

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