

52/2006/037

DAVID & JOYCE WATKINS

**ERECTION OF SINGLE STOREY EXTENSION AND ALTERATION TO ROOF AT
5 LANGHAM DRIVE, COMEYTROWE**

321335/123283

FULL

PROPOSAL

The site comprises a detached bungalow with an attached flat roofed garage. The application is for alterations to the existing garage to use it as ancillary accommodation. The flat roof will be replaced with a pitched roof.

Planning permission was granted in March 2006 for single storey extensions and erection of detached garage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY Highway AUTHORITY object to the loss of the garage and the resulting increased use of the access onto Norwich Close, which has poor visibility.

PARISH COUNCIL support.

THREE LETTERS OF OBJECTION have been received raising the following issues:- pitched roof of the garage and proximity of the garage to the existing fence; refer to the recently approved garage, not the existing attached garage.

POLICY CONTEXT

Taunton Deane Local Plan Policy H17 supports extensions to dwellings provided they do not harm; the residential amenities of surrounding properties or the amenities of the site; the form and character of the dwelling and are subservient to it in scale and design. Policy S1 sets out general requirements for development. Policy S2 seeks good design.

ASSESSMENT

This application refers to the existing flat roof garage attached to the side of the dwelling. It does not involve any alterations to the recently approved detached garage. There is not considered to be any adverse impact upon the visual amenities of the area. It is felt that the revised plans reduce the potential impacts upon the adjoining property and is now considered acceptable. The highways concerns regarding turning and visibility are not considered relevant, as this aspect of the application could be carried out as permitted development. It would not be reasonable to impose conditions on this application referring to an access that is part of a previous approval.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The scale and design of the extensions is considered to be acceptable and it is not thought that they will harm the appearance of the street scene or neighbouring amenity. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2 and H17.

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: