

38/2005/075

MR R SALMONS

**ERECTION OF SINGLE STOREY REAR EXTENSION AT 125 REDLAKE DRIVE,
TAUNTON AS AMENDED BY PLAN RECEIVED 6TH APRIL, 2005**

24973/24382

FULL PERMISSION

PROPOSAL

Erection of a single storey extension measuring 4.8 m x 3 m on the rear of this existing terrace property. The property has numbers 1 and 3 Witham Close adjoining it along the eastern boundary. There currently is an undeveloped area next to the applicant's garage and the extension is proposed between this area and the Neighbour's boundary, which is currently separated by a 2 m fence. The neighbour's property is set back approximately 2 m and the proposed extension will be 75 mm away from this wall. Having visited the site it has been recognised that the extension cannot be built wholly within the boundary of No. 125 Redlake Drive (without the foundations encroaching) and the applicant has been notified and Certificate B has been served on the neighbour. This has been done in conjunction with serving Notice under the Party Wall Act.

CONSULTATIONS AND REPRESENTATIONS

3 LETTERS OF OBJECTION have been received raising the following issues:- concern over loss of light; the proposed extension will be too close to the adjoining properties; and encroachment issue.

2 LETTERS FROM COUNCILLORS raising concerns about the loss of light to windows and garden and maintenance of the side wall in the future.

POLICY CONTEXT

H19 Extensions to dwellings state:- Extension to dwellings will be permitted provided they do not harm:- A. The residential amenity of other dwelling; 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 extension will project 1.6 m beyond the rear wall of the neighbouring house in Witham Close. The wall will be visible from the neighbours window and the extension will involve the removal of a shrub on the boundary.

The proposed extension is not however considered to have significant adverse material impact on neighbours and is considered to comply with Policy H19.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials. Note re encroachment.

REASON(S) FOR RECOMMENDATION:- The proposed single storey extension will have no material impact on neighbours and complies with Taunton Deane Local Plan Policy H19 (Revised Deposit numbering).

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

CONTACT OFFICER: 356462 MRS S MELHUISE

NOTES: