

38/2006/215

MR AND MRS CRANE

**ERECTION OF TWO STOREY EXTENSION TO SIDE OF PROPERTY INCLUDING  
CAR PORT AT 24 GRAFTON CLOSE, TAUNTON**

323495/126665

FULL

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**PROPOSAL**

The proposal comprises the erection of a 2 storey side extension with single storey element, to a modern semi-detached dwelling house.

Planning application 38/2006/086 was refused in May this year, for a larger 2 storey extension, on the grounds of loss of light and overbearing impact.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the plans imply that the existing car parking space to the side of the property is 2.4 m wide and this reduces to 2.1 m with the car port. As such this is too narrow leading to the car port not being used. In such a case I would therefore recommend refusal for the following reason:- The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

1 LETTER OF OBJECTION has been received raising the following issues:- the short term construction work would not be welcome; an intrusive and overbearing mass would be created; outlook would be affected; loss of daylight would result; a terraced effect could be created; an adverse impact on the character of Grafton Close would result; and the proposal is contrary to policy.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1, S2 and H17 seek to safeguard, inter alia, the character of buildings, visual and residential amenity, and road safety.

**ASSESSMENT**

The proposal represents an improvement to previous refusal 38/2006/086 insofar as the depth of the 2 storey element has been reduced. Accordingly, it is now considered that the neighbouring property would not be adversely affected in terms of loss of light or in terms of the extensions overbearing impact.

Notwithstanding the above however, the application is presented to Committee because of the County Highway Authority objection, and given that the County Highway Authority were consulted with regard to the previous application but made

no observations, it is considered unreasonable to now resist a proposal which is identical in terms of its potential impact on road safety.

### **RECOMMENDATION**

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

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect the character of the building, visual or residential amenity, or road safety. The proposal does not therefore conflict 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.**

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: