

A &amp; R TAYLOR

**ERECTION OF SINGLE STOREY EXTENSION TO FRONT AND SIDE OF 7  
LADYLAWN, TRULL.**

21660/22240

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of a single storey extension to the side and front of the bungalow to be used as a circulation link to provide privacy for the wheelchair owner and the carers. The proposed extension measures 9.6 m x 1.7 m to the side, the roof of the extension connects to the existing eaves falling to 1.8 m. A small component of the extension is located to the front measuring 2 m x 1.3 m x 2.6 m at the highest point. The proposal also includes velux windows in the side elevation. Materials are render and tiled roof to match existing.

**CONSULTATIONS AND REPRESENTATIONS**

RIGHTS OF WAY OFFICER development will not affect the footpath to the north.

PARISH COUNCIL object on the following grounds; proposal extends to front, virtually up to boundary with road; two existing windows to be replaced with glass doors looking onto work space; additional rooflights are considered unacceptable; both bedrooms should have direct access to natural light and easily accessed ventilation, proposal does not allow this and should be refused; low level profile of roadside elevation (the eaves line is below eye level) is unacceptable from the point of view of the general streetscape of the neighbouring houses.

**POLICY CONTEXT**

In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are relevant:- S1 (General Requirements), S2 (Design) and H19 (Extensions to dwellings). These policies seek to ensure that extensions to dwellings do not harm the residential amenity of other dwellings, nor the form and character of the property to be extended, and that the extension is subservient in scale and design to the existing dwelling.

**ASSESSMENT**

The side extension (north elevation) will be close to the boundary of the property which is adjacent to Lady Lawn. Though close to the road the extension will be well screened by an existing hedge. The closest dwelling from the north elevation is approximately 20 m away. The front aspect of the extension (west elevation) adjacent to Wild Oak Lane will be approximately 8 m to the boundary of the property, the boundary is well screened

with a high hedge and other shrubs/small trees. Due to the low profile of the proposed extension and the existing screening it is felt that the proposal will not have any detrimental impact on the neighbouring properties or surrounding area. The proposal is therefore considered acceptable.

### **RECOMMENDATION**

Planning permission be GRANTED subject to conditions of time limit and materials.  
Notes re: building over public sewer.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

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