

42/2005/025

MR & MRS HEDDERWICK

**RETENTION OF TWO STOREY FRONT EXTENSION AT SWEETHAY COURT,
SWEETHAY, TRULL.**

20464/21339

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The proposal is retrospective and comprises a two storey front extension to an imposing detached house in Kibbear.

Planning permission was granted for a similar extension in March 2004 reference 42/2004/002, which was later amended by 42/2004/022. The current proposal differs insofar as the extension now immediately abuts/adjoins the highway boundary wall which has accordingly been rebuilt. The previous approval set back the extension 150 mm so that the attractive highway boundary wall would remain unaltered in order to safeguard the street scene.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects.

POLICY CONTEXT

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

ASSESSMENT

Notwithstanding that a section of boundary wall has been rebuilt, with the two storey extension immediately abutting it, it is not considered that the street scene has been adversely affected. The wall could not be built in its original position due to underground pipework and it would be unreasonable to resist the proposal.

RECOMMENDATION

Permission be GRANTED.

REASON(S) FOR RECOMMENDATION:- The proposed development does not adversely affect the character of the building, or visual and residential amenity, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or 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: