

42/2007/002

MR S HOLDEN

**CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND ERECTION OF FIRST FLOOR AND TWO STOREY EXTENSIONS AND DOUBLE GARAGE AT THE WHITE HOUSE, AMBERD LANE, TRULL**

321902/121646

FULL

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**PROPOSAL**

The application follows a previous proposal (42/2006/049) which was refused due to the impact of the garage on the character of the street scene. The current proposal seeks consent for a similar development with the garage located further from the highway so as to reduce its visual impact.

The proposed extensions consist of two elements. The extension to the east elevation is located partially within the existing footprint of an existing single storey flat roof extension. The extension consists of a two storey element to the side with a single storey projection to the rear. The two storey element projects 3.4 m from the east elevation and measures 6.0 m in width. The ridge is stepped down from the existing by 0.4 m. The single storey element projects 4.2 ms from the rear elevation of the extension. The two storey extension to the west elevation projects 4.4 m and measures 6.0 m in width.

The proposed garage is located to the front of the dwelling. It measures 5.6 m x 5.6 m in footprint with a ridge height of 3.1 m. The garage is set in from the highway by approximately 3.0 m. Two Silver Birch trees to the front of the site are to be retained.

Materials are stated in the application form to match the existing dwelling (render/concrete tiles).

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY previous conditions on planning application 42/2006/004 apply. WESSEX WATER no objections.

DRAINAGE OFFICER soakaways to Building Research Digest 365 (September 1991) standard.

5 LETTERS OF OBJECTION have been received raising the following issues:- the west elevation of the extension will overlook and adjacent bungalow; the east elevation will overshadow the neighbour to the east; the extensions will overshadow adjacent gardens; the garage will be an eyesore; the garage will cause harm to the amenities of Rivendell; any building activities must not damage the Silver Birch trees; the extensions will result in over development, out of character with the dwelling; the farm land must be protected in the interests of the general public; the change of use

of agricultural land sets a precedent for further applications in the future; information within the application is misleading, particularly the block plan, misleading scales on the plans and boundaries of the change of use; the finish of the extensions (white paint) will cause harm to the landscape contrary to Policy S7; the change of use to domestic curtilage would give no control over domestic structures such as greenhouses, play equipment etc.

PARISH COUNCIL objects to the application for the following reasons:- over development of the site; the extensions will overlook neighbouring properties; loss of trees and shrubs; location of the garage will adversely affect neighbouring properties and should be integral to the main building.

## **POLICY CONTEXT**

Taunton Deane Local Plan Policies S1 – General Principles; S2 – Design; H17 – Extensions to dwellings.

## **ASSESSMENT**

The principle issues with the application relate to the impact on neighbouring properties, impact on the character and appearance of the street scene and impact on highway safety.

The impact on the adjacent dwellings to the east and west of the site are considered acceptable. The extension to the east elevation faces the side (west) elevation of the adjacent dwelling (Windsong). Openings to habitable rooms to the adjacent dwelling have north/south aspects. In addition the garage for the dwelling to the east is located in between the habitable portion of the bungalow and the proposed extension. As such habitable rooms are located a sufficient distance from the extension. The single storey extension to the rear is considered acceptable. It projects a minimal distance (1.8 m) from the rear of the dwelling to the east and as such it will not cause harmful overshadowing.

The impact of the extension to the west is considered acceptable. The extension will be located 5.8 m from the boundary with the adjacent dwelling to the west (Rivendell) at the closest point. The window to the first floor of the west elevation will be obscure glazed. As such no overlooking will result. It is acknowledged that the site levels are higher than those at the adjacent dwelling to the west. As such is considered necessary and reasonable to condition a finished floor level for the ground floor of the proposed extension which will be set lower than the floor levels of the existing dwelling should this be required to prevent adverse overlooking.

The future amenities of the dwelling to the west will be protected through removal of permitted development rights for further outbuildings or structures within the curtilage and for the formation of new openings or enlargement of existing openings on the west elevation.

The impact of the garage on the street scene and on the adjacent neighbour to the west is considered acceptable. The Garage is set away from the adjacent Silver Birch trees and the highway leaving significant space for shrub planting minimising

on the character of the street scene. The retention of the Silver Birch trees will be made a condition of the approval. The height of the garage (3.1 m) in relation to the dwelling to the west will not result in harmful overlooking or overshadowing.

The final issue relates to the landscape impact resulting from the change of use of agricultural land. The land under change of use relates to a small triangular shape portion of land located in-between The White House and Rivendell to the west. It is apparent that the land has been incorporated within the curtilage of The White House for some time. The incorporation of this land into domestic curtilage results in the boundary being parallel with those of adjacent dwellings in Amberd Lane. The curtilage will not appear incongruous in the landscape and will therefore not result in demonstrable harm.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, GPDO windows, GPDO ancillary buildings, protection of trees, GPDO garages

**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.**

**CONTACT OFFICER: 356468 MR M HICKS**

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