

44/2005/018

MR & MRS ROSS

**ERECTION OF SINGLE STOREY EXTENSION, SNOWS COTTAGE, HIGHER WRANGWAY, WELLINGTON.**

12048/17402

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the erection of a single storey extension measuring 6.3 m x 5.5 m x 3.5 m to the highest point, on the rear elevation of the dwelling. The roof of the proposal increases in height as it extends away from the dwelling. Materials are timber cladding, timber framing with glazing.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL object to proposal; cottage is old and contains interesting architectural features, including Holman Clavel beam although the building is not listed; extension would look out of keeping with a very old and pretty traditional style cottage.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1, S2 and H17 seek, inter alia, to safeguard visual and residential amenity. Policy EN10 seeks to protect the character and appearance of Areas of Outstanding Beauty (AONBs).

**ASSESSMENT**

Proposed extension is to the rear of the property and is screened from any public viewpoints by existing hedgerows and trees within the site. Furthermore, the site has a slope that provides further screening. The one neighbouring property will only partially see the extension, as there is a bank and hedgerow to the side. The existing dwelling has undergone many alterations since it was originally built, including a poorly designed conservatory that will be replaced by this proposal. Though the extension is modern, it has been designed to suit the building and its surroundings, and uses appropriate materials. The proposal is not considered to adversely impact on the building or its surroundings.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit and materials. Notes re compliance, building over sewer.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly 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.**

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: