

48/2006/030

MR & MRS SELF

ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE AND ERECTION OF FIRST FLOOR EXTENSION OVER TO SERVE AS ANNEX AT 3 ST QUINTIN PARK, BATHPOOL AS AMENDED BY AGENTS LETTER DATED 24TH MAY, 2006 AND ACCOMPANYING PLAN

325429/125838

FULL

PROPOSAL

The proposal comprises the erection of a single storey rear extension, and the conversion of the existing garage with extension above to form a granny annexe. The annexe is required because the applicant's parents require constant care and support.

Dormer windows front and rear would be constructed in the granny annexe.

The property is a modern detached dwellinghouse.

Planning permission was refused in January this year, reference 48/2005/071, for a similar proposal. That particular proposal however incorporated a two storey rear extension instead of the now proposed single storey extensions, and it was refused because of the impact of the two storey rear extension on the light of the neighbouring property and on the character of the building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal is to convert the property into a five bedroomed house (including "granny annex". Provided adequate off street parking is provided and the annex is suitably conditioned to part of the main house there is no highway objection. The existing double garage is accessed via a double drive . This drive allows some off street parking but the western part is too short to be considered to provide an adequate parking space. As a minimum two parking spaces each of minimum dimensions of 4.8 m long x 2.4 m wide need to be provided clear of the highway. Unless the proposal is modified to include two such spaces I would recommend refusal for the following reason:- The proposal would result in the loss of vehicle parking facilities and would, therefore, encourage parking on the highway with consequent risk of additional hazards to all users of the road.

PARISH COUNCIL the previous application was refused on grounds of overdevelopment and the Parish Council is of the opinion that this application is pushing the boundaries out as far as can possibly get away with. The rear extension still goes beyond the original footprint. Incorporation of the garage area has already been done by the house next door so seems a development in keeping with the visual and residential amenity. Large scale development of the property is out of character.

3 LETTERS OF OBJECTION have been received raising the following issues:- the single storey extension is rather large and high; it is too close to the boundary line; it will result in loss of light; it will result in a view of vast expanse of brick and tiles; it will obscure a view of trees; the digging of foundations may kill 2 trees; the building works are excessive and not in keeping with the estate; and that the guttering needs to be maintained.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 seek to safeguard, inter alia, the character of buildings and visual and residential amenity. Policy H18 seeks to ensure that where ancillary accommodation is permitted, planning control over subsequent use or sale as a separate dwelling will be imposed.

ASSESSMENT

It is considered that this amended scheme now overcomes the objection relating to the previous proposal. The two storey rear extension has now been reduced to a single storey extension, the neighbouring property would not be adversely affected in terms of loss of light, and the proposal is no longer considered to be an overdevelopment which would adversely affect the buildings character. The objectors concerns over maintenance of guttering, loss of view, and foundation digging potentially killing vegetation, are not issues to be addressed with this planning application.

The issue relating to the County Highway Authority's concern over parking is considered unjustifiable noting that they did not respond to the previous application, and given that it is possible to provide 2 No. on site parking spaces. An amended drawing has since been submitted which clearly shows that 2 No. on site spaces can easily be provided.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, ensuring that the annexe remains as such and is not used as an independent dwelling.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or visual or residential amenity and would not therefore 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:

