

08/13/0001

MRS G CRESSWELL

**ERECTION OF CONSERVATORY TO REAR OF 10 STANDFAST PLACE,  
CHEDDON FITZPAINE**

Grid Reference: 323963.12663

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposed development would not harm visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) Existing and Proposed Floor Plans  
(A3) Elevations as Existing  
(A3) Elevations as Proposed  
(A4) Block Plan  
(A4) Location Plan  
(A4) Conservatory Details

Reason: For the avoidance of doubt and in the interests of proper planning.

**Notes to Applicant**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

## **PROPOSAL**

Permission is sought to erect a pitched roof conservatory at the rear of the property with a projection of 3m x 4.4m. The side walls will be built of brick with doors and windows in the elevation facing towards the garden.

## **SITE DESCRIPTION AND HISTORY**

The property is semi-detached and finished in brick under a tiled roof. The rear garden is enclosed by a fence that the first panels on either side of property is 1.5m reducing to 1m around the rear of the garden.

Planning permission is required for the conservatory due to a restrictive condition being imposed on the original planning application that covers Standfast Place. This condition restricts any extensions being added without planning permission.

The application is being presented to Committee as the Applicant is a member of Staff.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

*CHEDDON FITZPAINE PARISH COUNCIL* - No objections

### **Representations**

None received

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
H17 - TDBCLP - Extensions to Dwellings,

## **LOCAL FINANCE CONSIDERATIONS**

None

## **DETERMINING ISSUES AND CONSIDERATIONS**

It is considered that the size and scale of the proposed conservatory is in keeping with the main dwellinghouse. The brick walls at the side of the conservatory will ensure that there will be no overlooking issues and therefore will have no adverse impact on neighbouring amenity. The projection is less than the 3m that would now be permitted development and there is not considered to be any significant adverse impact and the proposal is supported.

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

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