

38/14/0409

MR & MRS S BURGE

ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT 8 PARKFIELD DRIVE, TAUNTON

Location: 8 PARKFIELD DRIVE, TAUNTON, TA1 5BT

Grid Reference: 321924.124306

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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) DrNo J105/01 Survey Drawing
(A3) DrNo J105/02A Proposed Floor Plans
(A3) DrNo J105/03A Proposed Elevations
(A3) DrNo J105/04 Block and Location Plan

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 granted planning permission.

PROPOSAL

Erection of a two storey extension at the side of the property that will project 2.75m at the side of the property and a lean-to rear extension that includes a bay window which will project a total of 3.8m.

The two storey extension to the side will replace the existing garage and front bedroom at first floor with a full height roof which will be hipped to match the existing property. There are no windows on the proposed east elevation facing the Neighbours at no 6 Parkfield Drive.

The application is being presented to Planning Committee as the Agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The property is detached and finished in render under a tiled roof. There is an integral garage with a room at first floor level above but with a low sloping roof. A two storey flat roof extension is behind at the side leading to the rear. This will all be replaced by the proposed extension which will be built inside the boundary so no encroachment will occur to the Neighbour at no 8 Parkfield Drive. There are no windows on the side elevation of either property.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received

Representations

10 Parkfield Drive - No objections to what seems to be a well thought out development

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

Not applicable in this instance

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the scheme is acceptable as the size and scale of the proposed extensions are in-keeping with the existing property and have been designed to reflect the character of dwelling with a bay window and hipped roof to match existing. There are no windows proposed on the side elevation and as there are no windows in the side elevation of the Neighbouring property there will be no adverse impact with regards to loss of light or amenity. The application is therefore considered acceptable and is recommended for approval.

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

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