

48/13/0023

MR B WATSON

INSTALLATION OF DORMER WINDOW TO THE FRONT AND ROOFLIGHT TO THE SIDE AT ROSEMEAD, CHEDDON FITZPAINE

Grid Reference: 324836.127796

Full Planning Permission

RECOMMENDATION AND REASON(S)

Subject to no further representations being received raising new issues:

Recommended Decision: Conditional Approval

The proposed dormer window has been designed to be in keeping with the existing dwelling and is not considered to result in harm to the street scene or the surrounding landscape. The scheme is not deemed to have an adverse impact on the amenities of neighbouring dwellings and would have no impact on highway safety. As such, the proposal is in accordance with Policies DM1 (General Requirements) and CP8 (Environment) 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) DrNo 3712_01 Location Plan

(A3) DrNo 3712_02 Site Plan

(A3) DrNo 3712_03 Existing and Proposed Elevations

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

Rosemead is a render and tile hipped roof dwelling with a rooflight in the front elevation. It is set amongst a mix of size and style properties, including gabled and hipped roof bungalows and two storey dwellings. It is positioned back from but fronting the road at Goosenford, to the east of Cheddon Fitzpaine with fields opposite and to the rear. To the front of the property and abutting the boundary with Little Acorns and the road is a gabled roof detached outbuilding.

This application seeks to install a dormer window in the front elevation to replace the rooflight, to improve the first floor accommodation. The dormer would be of traditional pitched roof style and would be of dark wood finish timber effect cladding and tiles to match the existing dwelling. It would effectively appear very similar to the dormers windows recently permitted to the front of the adjacent semi-detached properties, Blenheim and Little Acorns.

This application comes before planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

At the time of writing, the consultation period is still running and members will be informed of any further comments/representations at the meeting.

Consultees

WEST MONKTON PARISH COUNCIL - PC supports this application but dormer dimensions should be larger to be in proportion with the dwelling.

COUNTY HIGHWAYS AURTORITY - No observations

Representations

To date, two letters received stating NO OBSERVATIONS

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - CP 8 ENVIRONMENT,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The dormer window is of traditional style gabled roof design and is considered to be of appropriate proportions for the scale of the property to avoid dominating it. The use of dark wood timber effect cladding would blend in with the tiles, against which the dormer window would be viewed, reducing it's prominence.

The dormer window would sit quite high within the roof, set up from the eaves and marginally down from the ridge. Whilst ideally the dormer should be set further down within the roof, by virtue of its design and scale, it is not considered excessively dominating or to harm the appearance of the dwelling. The dwelling is set back from the road with an outbuilding to the front and whilst clearly visible from the road, the dormer is not deemed to appear prominent. As such, the dormer window is not considered to result in unacceptable harm to the appearance of the dwelling.

Although there is no evidence of dormer windows to the front elevations of other properties along this row, there is a significant mix of style dwellings and dormer windows have recently been permitted to the front of the adjacent dwellings. As such, the installation of the dormer window is not considered to detract significantly from the diverse character of the street scene.

Whilst the Parish Council comments are noted, dormer windows need to be carefully designed so as not to appear 'top heavy' and dominating to a property. As such, it is considered that a reasonably small dormer window of traditional style would sit well within the hipped roof and not harm the character of the bungalow, whereas a larger dormer would appear dominating to the property, to the detriment of its character and the appearance of the street scene.

The dormer window faces forwards towards the road and is set in from the sides of the property. It is not therefore deemed to result in any increased impact upon the amenities of neighbouring dwellings. The scheme also includes the installation of a rooflight in the side elevation. Whilst this would face towards a small window in the side elevation, it is not considered to enable significant overlooking.

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

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