

38/2004/478

MR C GUNN

ERECTION OF CONSERVATORY AT 81 TRINITY ROAD, TAUNTON.

23640/24427

FULL PERMISSION

PROPOSAL

Consent is sought to erect a upvc conservatory at the rear of the property measuring 4.7 m x 3.5 m. The existing dwelling is a semi-detached property constructed of brick under a tiled roof. Materials used in the construction of the conservatory will match the existing property. A 2 m high fence and the wall of an adjoining garage enclose the garden.

The Applicant is a member of staff

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 extensions to dwellings states:- Extensions to dwellings will be permitted provided they do not harm:- (a) The residential amenity of other dwellings;(b) The future amenities, parking turning space and other services of the dwelling to be extended; and (c) The form and character of the dwelling and are subservient to it in scale and design.

ASSESSMENT

The proposed conservatory will have no material impact on neighbours and complies with policy H19.

RECOMMENDATION

Permission be GRANTED subject to condition of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Revised Deposit Policy H19 in that there is no harm to the residential amenity or other dwellings and no harm to the form and character of the dwelling.

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: