

42/2006/002

DR M GORMAN

ERECTION OF REPLACEMENT DETACHED GARAGE AND SINGLE STOREY EXTENSION TO REAR OF DWELLING AT BYWAYS, DIPFORD ROAD, TRULL.

21205/22393

FULL

PROPOSAL

The proposed garage will be located to the east of the application dwelling. The proposed garage measures 6.5 m x 3.4 m in footprint. The height to the ridge is 3.7 m. The ridge is orientated so that the gable end forms the boundary with The Conifers the dwelling to the east.

The single storey extension measures 6.5 m in width and projects 3.4 m from the rear of the dwelling. It is designed with a hipped roof.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

PARISH COUNCIL object to the proposal due to unnecessary loss of light to the neighbouring property, The Conifers.

ONE LETTER OF OBJECTION has been received from The Conifers raising the following issues:- concern is expressed over loss of light the proposal will cause to their dining room window and to the impact on the view out of the window. It is suggested that the plans are redrawn so that the garage does not extend beyond the adjacent dining room window.

POLICY CONTEXT

Taunton Deane Local Plan (2004): Policy S1- General Principles, Policy S2 – Design, Policy H17- Extensions to dwellings.

ASSESSMENT

The form, and scale of the garage and the extension are considered acceptable in terms of their visual impact on the dwelling and the street scene.

The second consideration is regarding the impact of the proposal on the adjacent dwelling The Conifers. It is noted that the ground levels are approximately 500 mm higher on the application site in relation to those for The Conifers. However it is not considered that harm will occur to the amenity of the adjacent occupiers through loss of light.

The east elevation of the garage overlaps the west elevation of The Conifers by 4.1 m. However there are no windows on the west elevation of The Conifers facing the east elevation of the proposed garage. The garage is not orientated parallel to the adjacent dwelling. It follows the boundary which is angled closer to the adjacent dwelling towards the rear of the garage. At its closest point the garage will be approximately 1.8 m from The Conifers. This distance is considered acceptable in planning terms.

The objection over loss of light relates to the rear of the garage which projects approximately 2.2 m from the adjacent dining room window. It is not considered that any harm will result due to the projection which is considered minimal combined with its height at this point of between 2.3 and 3.3 m and its siting approximately 3.0 m away from the centre point of the window.

Regarding the materials the application states that facing bricks will be used to match those in the existing dwelling. In order to achieve the shallow roof pitch on the garage natural slate is proposed rather than concrete tiles which are on the existing dwelling. The same materials are also proposed for the single storey extension. The slate is considered acceptable as the roofs of the proposals will not relate closely to the existing roof of the dwelling, in visual terms. As such it is considered that they will not appear discordant to a detrimental degree.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposal by reason of its size, scale and materials respects the character and appearance of the dwelling and the locality and causes no demonstrable harm to residential amenity in accordance with Taunton Deane Local Plan Policies S1, S2 and 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: