

47/2004/008

MR & MRS J WILLIAMS

ERECTION OF A TWO STOREY EXTENSION TO IVY COTTAGE, WEST HATCH.

27289/19738

FULL PERMISSION

PROPOSAL

The proposal comprises the demolition of a single storey rear lean-to extension, and the construction of a 2 storey extension to a traditional stone and pantile semi-detached cottage.

The applicant is a member of the Council..

CONSULTATIONS AND REPRESENTATIONS

1 LETTER OF CONCERN has been received expressing concern that he had not been notified directly of the application; there is no independent scrutiny of the application; that question 17 of the application form has been left blank; and that the existing septic tank is close to his property and what assurances can be given about sewage and water disposal.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

In respect of impact on residential amenity, the adjoining residential property would not be adversely affected in terms of loss of light or privacy. Secondly, with regard to visual amenity, whilst the proposed extension is significant in ground and floor area, and whilst it is not subservient in terms of a lower ridge height, the extension is nevertheless set back from the public highway (7.5 m), to such a degree that its impact on the street scene would be minimal. Accordingly the proposal is considered acceptable.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity and therefore does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 or H19.

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES: