

21/14/0014

MR P & MRS J HUMBLE

REPLACEMENT OF SINGLE STOREY REAR EXTENSION WITH THE ERECTION OF TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AT 3 REYNOLDS, LANGFORD BUDVILLE

Location: 3 REYNOLDS, BUTTS LANE, LANGFORD BUDVILLE,
WELLINGTON, TA21 0RJ

Grid Reference: 311015.123109 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:

(A4) DrNo 5044 01 Location Plan
(A4) DrNo 5044 02 Site Plan
(A2) DrNo 5044 03 PL Existing Floor Plans
(A2) DrNo 5044 04 PL Proposed Floor Plans
(A2) DrNo 5044 05 PL 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 imposed planning conditions to enable the grant of planning permission.

PROPOSAL

The application seeks planning permission for the erection of two storey and single storey extensions to the rear of 3 Reynolds, Langford Budville.

At ground floor the proposed extension will provide a large open plan kitchen and

dining area, with bi-fold and French doors leading out onto the rear garden. Internally walls will be repositioned to create a ground floor office, snug and WC in place of the existing kitchen and dining room. At first floor the extension will provide two new bedrooms, with access being formed off the existing landing area.

It is proposed to finish the extension in painted render, uPVC fenestration and natural roofing slates, all to match existing. The extension will project 4.0 metres beyond the rear wall and extend across the entire rear elevation. Height to eaves and ridge for the two storey extension will be 5.5m and 7.5m respectively; the single storey lean-to will have a height of 4.0m, extending up to first floor cill level.

The applicant is a member of staff.

SITE DESCRIPTION AND HISTORY

3 Reynolds is a semi-detached two storey dwelling, located on the periphery of Langford Budville. The dwelling is of three bedrooms with living, kitchen, dining and bath rooms at ground floor. The property is finished in rough cast render painted off-white, with slate roof and white uPVC fenestration. There is a small lean-to addition at the rear containing the family bathroom. The property benefits from off road parking to the North and enclosed gardens to the South. There are residential properties to the East and West.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

LANGFORD BUDVILLE PARISH COUNCIL - No comments received at the time of writing.

Representations

None received.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues to consider are the impact of the proposed extensions upon visual and residential amenity.

The proposed two storey addition will be positioned centrally within the plot and as a consequence it will not immediately abut the boundaries shared with neighbouring properties to the East and West. It will not project significantly beyond the rear

building line and will not, therefore, result in any significant loss of light or outlook to neighbouring amenity. The extension will introduce one additional first floor bedroom window looking out over the rear garden. This is not considered to result in any adverse impact upon privacy currently enjoyed by neighbouring properties and as such, overlooking is not considered to represent a significant issue in this instance.

Turning to design, the extension is generally in keeping with the character and appearance of the original building. The proposed materials will enable the additions to relate well, visually, with the original property. In terms of scale, the extension is generally in keeping with two storey additions erected to neighboring properties along Reynolds and it is subservient to the original building. The rear of the property is not overly visible from public vantage points. As a consequence of these matters, the proposed development is not considered to adversely impact upon visual amenity or the character and appearance of the original building.

In conclusion, the proposed extensions are considered to be acceptable and will not adversely impact upon visual or residential amenity. It is therefore recommended that planning permission be granted subject to conditions.

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

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