

PLANNING COMMITTEE – 18 AUGUST, 2004

Report of the Development Control Manager

MISCELLANEOUS ITEM

27/2003/007 ERECTION OF SINGLE STOREY EXTENSIONS TO THE SIDE OF CHURCH COTTAGE, HILLFARRANCE AS AMENDED BY AGENTS LETTER DATED 6TH MAY, 2003 WITH ACCOMPANYING DRAWINGS

The single storey extensions were granted permission by the Committee on 21 May, 2003.

The current proposal is for the insertion of a rooflight to the roof of a single storey extension to be treated as a minor amendment. The rooflight proposed is to be obscure glazed.

The Parish Council object as the application overlooks the neighbours property; original permission was granted on the grounds that the neighbouring property would not be overlooked.

Two letters of objection have been received raising the following:- roof space being used for bathroom and dressing room not storage; cherry tree that obscures view will be coming down once building work is completed; the other tree will also be cut back; extension and window visible above my 10 ft hedge; original approval granted as scheme would not overlook property to rear, if approval granted for roof window it would be a reversal of original decision.

One letter of support and two further letters raising no objection.

Taunton Deane Local Plan Revised Deposit Policy S1 (general requirements), S2 (design) and H19 (extensions to dwellings) are relevant to this application. These policies seek to ensure that extensions to dwelling do not harm residential amenity of other dwellings, nor the form and character of the property to be extended, and the extension is subservient in scale and design to the existing dwelling.

The dwelling to the rear is approximately 22 m distant and given the height and position of the rooflight, it is considered that there will be no significant overlooking. The rooflight is also proposed to be obscure glazed.

Permission is required to amend the application as the extension is not complete. As permitted development rights were not removed for further windows, once the extension is occupied the rooflight can be inserted as permitted development.

RECOMMENDATION

That the minor amendment be approved.

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

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