

52/2006/010

S & S BURGE

ERECTION OF FIRST FLOOR EXTENSION, INSTALLATION OF DORMER WINDOW AND ERECTION OF SINGLE STOREY EXTENSIONS TO SIDE AND REAR OF DWELLING AT 37 STONEGALLOWS, TAUNTON AS AMENDED BY PLANS RECEIVED 8TH MARCH, 2006 AND AS AMENDED BY AGENTS LETTER DATED 31ST MAY, 2006 WITH ACCOMPANYING DRAWING NOS. 2006/27/1 REV A

320139/123877

FULL

PROPOSAL

The proposal is for extensions to create a first floor, provide ancillary accommodation within the attic including a rear dormer, new garage, utility and office to the side and a garden room to the rear. The first floor will be the same size as the existing ground floor. The main roof will be pitched as will the roof of the dormer and garden room.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object to the proposal on grounds of over development, in terms of massing, and height of roof.

ONE LETTER OF OBJECTION has been received raising the following issues:- overlooking and loss of privacy from the proposed dormer.

POLICY CONTEXT

PPG 1 General Policy and Principals

Taunton Deane Local Plan Policy H17 supports extensions to dwellings provided they do not harm; the residential amenities of surrounding properties or the amenities of the site; the form and character of the dwelling and are subservient to it in scale and design. Policy S1 sets out general requirements for development. Policy S2 seeks good design.

ASSESSMENT

Following discussions with the applicant, revised plans have been received, removing the new garage and utility room from the proposal. The amended plans are considered to significantly reduce the overall size of extensions, leaving some 3 m gap to the side boundary. A first floor extension clearly cannot strictly be subservient to the property. However, it is felt that the extensions are designed to be in keeping with the neighbouring properties and will not detract from the visual amenities of the area. The properties to the rear are sufficient distance away (35 m) to not be affected by the rear dormer.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and no additional windows.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Taunton Deane Local Plan Policies S1, S2 and H17 in that it neither residential nor visual amenity would be adversely affected

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: