

52/2006/017

MR & MRS WHITEFIELD

**ERECTION OF SINGLE STOREY EXTENSION AND CAR PORT AT 63  
CLAREMONT DRIVE, TAUNTON**

321115/123182

FULL

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**PROPOSAL**

The proposal comprises the erection of a car port to the front and a single storey flat roofed extension to the rear of the existing garage. The car port would be identical to that at No. 59, and the rear extension very similar to the extension at No. 59.

No. 63 is a detached modern bungalow.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposal would reduce the length of the garage to approximately 4.5 m (internal length). This would then give a substandard garage space. However the drive in front of the garage doors (allowing for space to open the garage door) would still be of sufficient length to park two cars.

PARISH COUNCIL agreed to support the above application in principle, but would like to see the design improved to remove the flat roof with for instance a monopitch.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1, S2 and H17 seek to safeguard, inter alia, the character of buildings, road safety, and visual and residential amenity.

**ASSESSMENT**

Neither residential amenity nor road safety would be adversely affected by the proposal, and with regard to the Parish Council's concern over provision of a pitched roof, a monopitch would pose a problem of impacting on the neighbour in terms of light loss. Furthermore, the proposed rear extension only marginally requires permission, there is also an almost identical development at No. 59, and no demonstrable harm would be caused.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time and materials.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect the character of the building, or road safety, or visual or residential

amenity, and therefore does not conflict with Taunton Deane Local Plan Policies H17, S1 or S2.

**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: