

52/2006/021

MR AND MRS J JAY

ERECTION OF TWO STOREY EXTENSION TO SIDE OF PROPERTY AT 1 GILL CRESCENT, TAUNTON

320943/123143

FULL

PROPOSAL

The proposal comprises the erection of a 2 storey side extension to a modern semi-detached property which is sited at the junction of Gill Crescent and Queensway.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle.

PARISH COUNCIL supports.

POLICY CONTEXT

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

ASSESSMENT

The proposal incorporates the continuation of the ridge line and front and rear elevations. This is clearly not subservient and would imbalance the pair of semi-detached properties to the detriment of their character. In addition, because the site is particularly prominent in terms of the street scene, the extension would be undesirably obtrusive.

RECOMMENDATION

Permission be REFUSED for the reasons of (1) the proposed development would unbalance the pair of semi-detached dwellings and this would detract from their character and would adversely affect the visual amenities of the area. Accordingly the proposal is considered contrary to Taunton Deane Local Plan Policies S1, S2 and H17 and (2) and the proposed development would be undesirably intrusive in the street scene and would detract from the visual amenities of the area. Accordingly the proposal is considered contrary to Taunton Deane Local Plan Policies S1 and S2.

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: