

38/2005/240

S VERRIER & I WOOLEN

ERECTION OF SINGLE STOREY EXTENSION AT 33 THE OAKS, TAUNTON

24059/23385

FULL PERMISSION

PROPOSAL

Permission is sought to erect a single storey lean to extension measuring 2.55 m x 3.6 m to the west of the property. The extension will be positioned behind the existing garage. The existing property is constructed of part brick and part render under a tiled roof with wooden fenestration. Materials for the proposed extension will match the existing property. Planning permission is required due the withdrawal of permitted developments rights on the original planning approval.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Policy H17 extensions to dwellings state: Extensions to dwellings will be permitted provided they do not harm: a) The residential amenity of other dwellings; b) The future amenities, parking turning space and other services of the dwelling to be extended; and c) The form and character of the dwelling and are subservient to it in scale and design.

ASSESSMENT

The proposed extension will have no material impact on neighbouring amenities and therefore complies with Policy H17.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials and note regarding encroachment.

REASON FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Policy H17 in that there is no harm to the residential amenity of other dwellings and no harm to the form and character of the dwelling.

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

CONTACT OFFICER: 356462 MRS S MELHUISE

NOTES: