

46/2005/013

MISS J DICKINSON

**ERECTION OF SINGLE STOREY REAR EXTENSION AT 3 THE MALTINGS, HAM
(RE-SUBMISSION OF 46/2004/034)**

15681/21720

FULL PERMISSION

PROPOSAL

The previously approved proposal comprises the erection of a single storey extension to this converted former agricultural building incorporating a pitched roof gable extension that measures 3.5 m x 5 m and 3.4 m to the ridge. This previously approved scheme was approved at Committee on 3rd November, 2004. This revised application incorporates an additional porch attached to the latter extension that measures 2 m x 1.7 m and is attached to the dwelling by a lean-to roof.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity.

ASSESSMENT

The extension is simple in construction and the addition of a modest sized porch is considered acceptable in design terms. There are no surrounding views into the rear of the property and the visual amenity of the area will not be detrimentally affected.

The north east elevation of the extension is positioned 2.5 m from the neighbouring boundary, which is screened by a 2 m boundary fence that due to higher adjacent land levels, will screen the extension up to eave height. The proposal would therefore not result in overlooking, nor cause a loss of light to the neighbouring property. The proposal would therefore not cause a detrimental loss of residential amenity.

RECOMMENDATION

Subject to the receipt of no adverse comments by 21st April, 2005, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Policies S1, S2 or H19 (Revised Deposit numbering).

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

CONTACT OFFICER: 356586 MR R UPTON

NOTES: