

52/2004/008

L WILLINGALE

**ERECTION OF 2 STOREY SIDE EXTENSION AT 48 NEWBARN PARK ROAD,
TAUNTON**

20792/23200

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey side extension and a single store front extension which incorporates an extended hallway. The side extension would result in loss of the existing driveway parking and the loss of access to the garage to the rear. Parking would be replaced at the front of the property with sufficient space for 2 vehicles.

48 Newbarn Park Road is a modern red brick semi-detached dwellinghouse.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

PARISH COUNCIL at their April 2004 meeting, the Parish Council agreed to support the above extension in principle, but would like to see the size reduced, by the removal of the part of the extension that protrudes beyond the existing frontage of the house. This would keep the houses along that side of the road looking similar, especially as this property is further forward towards the road than other properties and maintain the consistent character and appearance of the street scene. In addition, the Council are concerned about the proposal for the changes to the front garden to make the necessary space to park 2 cars off the highway. The Council feel that the space allocated is very tight and have strong views that all properties should have a garage and one parking space and if there is no garage, then 2 parking spaces. If, as the Council are suggesting, the extension was moved back to be in line with the house, then additional space would be created for the 2 parking spaces

POLICY CONTEXT

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

ASSESSMENT

Whilst understanding the Parish Council's concern that houses on the estate remain similar, it is considered that it would be unreasonable to resist a modest single storey 'porch-like' front extension on visual grounds. The Parish are also concerned about parking. Given however that there is sufficient on-site space for 2 vehicles, and given that the County Highway Authority raise no objection, it would again be unreasonable to resist on parking grounds. The proposal is considered acceptable.

RECOMMENDATION

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 Revised Deposit Policies S1, S2 or H19.

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: