

PLANNING COMMITTEE – 5 JULY, 2006

Report of the Development Control Manager

MISCELLANEOUS ITEM

36/2006/009 ERECTION OF EXTENSION AND GARAGE AT FOUR WINDS, SLOUGH LANE, STOKE ST GREGORY

This application was received by the Council on the 7 April, 2006. It was issued as a delegated approval on the 1 June, 2006. However as the applicant is an elected Councillor the application should have been referred to the Committee for a decision.

PROPOSAL

The existing dwelling is a bungalow. The proposed single storey extension to the front of the dwelling measures 2.1 x 4.5 m in footprint with a ridge height of 4.3 m. The extension is designed to incorporate a garden room/hall. The plans illustrate facing bricks and tiles to match the existing dwelling (concrete interlocking tiles/red brick).

The garage is to be erected in place of an existing timber garage. It measures 7.8 x 3.4 m in footprint with a ridge height of 3.6 m. The plan illustrates facing bricks for its south elevation with render on those remaining.

The application site is bound by open countryside to the east and south and by Dykes Farm to the west.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations. WESSEX WATER no objections.

DRAINAGE OFFICER: Soakaways to be constructed in accordance with BRD 365.

PARISH COUNCIL support the proposal.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1- General Principles, .S2- Design, H17 - Extensions to dwellings.

ASSESSMENT

The proposals are minimal in scale and are subservient to the existing dwelling. No adverse neighbour or visual amenity issues will result from the application.

The proposal is therefore in accordance with the relevant policies of the Local Plan.

RECOMMENDATION

Permission be GRANTED subject to the conditions in respect of time limit and materials and notes re drainage.

Members are asked to confirm the decision previously made under delegated powers.

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

CONTACT OFFICER: Mike Hicks Tel: 356468