

42/2005/013

MR D LEWIS

**ERECTION OF CONSERVATORY AND RETENTION OF EXISTING SHED AT 73
KILLAMS GREEN, TAUNTON**

23668/22417

FULL PERMISSION

PROPOSAL

Permission is sought to erect a conservatory measuring 3.75 m x 3.1 m at the rear of the property and in addition for the retention of a 2.3 m x 1.8 m wooden garden shed in the rear garden. The existing dwelling is detached and constructed of brick under a tiled roof. The materials for the proposed conservatory will match the existing property. A 2 m high wooden fence encloses the garden and a mature hedge screens the property behind the fence towards the motorway to the rear. The shed is positioned in the southern corner of the garden. Permission is required due to the withdrawal of permitted development rights.

The applicant's wife is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

H17 Extensions to dwellings state:- Extension to dwellings will be permitted provided they do not harm: A. The residential amenity of other dwelling; 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 conservatory and existing shed will have no material impact on neighbouring properties and complies with Policy H17.

RECOMMENDATION

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

REASON FOR RECOMMENDATION: - The proposed conservatory 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.

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NOTES: