

42/2005/016

MR & MRS P THOMAS

ERECTION OF FIRST FLOOR EXTENSION AND ALTERATIONS AT 2 HERSWELL COTTAGES, WEST BUCKLAND.

18662/21495

FULL PERMISSION

PROPOSAL

The dwelling, which is the subject of this application, is a traditional semi-detached cottage, with rendered walls and a slate roof. The proposal is for the erection of a first floor side extension, measuring 8.9 m x 5.9 m x 6.5 m to the ridge of the roof (which matches that of the existing dwelling). The proposed materials are render and fibre cement slate.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL approves of this application.

POLICY CONTEXT

Policy STR1 (sustainable development), Policy STR6 (development outside towns, regional centres and villages) of the Somerset and Exmoor National Park Joint Structure Plan Review.

Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan stipulate that development should not harm the character of any area or the appearance of any given street scene. Policy H17 (extensions) of the Taunton Deane Local Plan requires extensions to be subservient to the main house, as well as respecting the character and form of the dwelling.

ASSESSMENT

The scale and design of the first floor side extension is not subservient to the main house and , if allowed, would harm the character and form of the dwelling, as well as disrupting the balance/symmetry of the pair of cottages. This would be to the detriment of the visual amenities of the area. For these reasons the proposal is considered to be unacceptable.

RECOMMENDATION

Permission be REFUSED for the reason that it is considered that the proposed first floor extension would be detrimental to the form and character of the dwelling by reason of its size, lack of subserviency, siting, design and external appearance and if allowed, would unbalance the appearance of the semi-detached properties. Furthermore, it is considered that the proposal would have a detrimental effect on the visual amenities of the locality. Therefore the proposal is in conflict with Taunton Deane Local Plan Policies

S1 (general). S2 (design) and H17 (extensions) as well as the advice contained within the Authority's Supplementary Planning Guidance on design.

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: