

46/2004/034

MISS J DICKINSON

**ERECTION OF SINGLE STOREY REAR EXTENSION AT 3 THE MALTINGS, HAM
AS AMENDED BY DRAWING NO. 1262/04/1 ISS 2 RECEIVED 20TH OCTOBER,
2004**

15681/21720

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a single storey extension to this converted former agricultural building. The amended design incorporates a pitched roof gable extension that measures 3.5 m x 5 m and 3.4 m to the ridge.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no objections.

POLICY CONTEXT

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

ASSESSMENT

The revised extension is simple in construction and design compared to the originally submitted low, mono-pitched roof. The pitched gable extension is considered to be of a more traditional form than the mono-pitched proposal and therefore the revised design is considered acceptable. There are no surrounding views into the rear of the property and as the design is considered acceptable 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

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: