

47/2006/008

MR & MRS J WILLIAMS

ERECTION OF CONSERVATORY AT IVY COTTAGE, WEST HATCH

327285/119742

FULL

PROPOSAL

The proposal comprises the erection of a conservatory measuring a maximum of 4.2 m x 7.2 m in ground area and 3 m to ridge. It would be sited to the rear of a semi-detached cottage.

Planning permission was granted in September 2004, reference 47/2004/008, for a two storey extension, and in May 2005 reference 47/2005/006, for another two storey extension.

The applicant is a member of the Taunton Deane Borough Council.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections

PARISH COUNCIL none received.

1 LETTER has been received, which whilst expressing support, want reassurance on drainage arrangements

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2, and H17 seek to safeguard, inter alia, the character of buildings, and visual and residential amenity.

ASSESSMENT

The proposed conservatory is relatively modest in size, is sited to the rear of the cottage and accordingly not visible from the Highway, and the neighbouring property would not be affected in terms of light or privacy. Drainage arrangements are not at issue with regards to this planning application.

RECOMMENDATION

Permission be GRANTED subject to conditions of time and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or visual or residential amenity, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

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: