

52/2004/010

MRS M R LAVER

ERECTION OF CONSERVATORY AT REAR, 14 ASH CRESCENT, TAUNTON

20621/23860

FULL PERMISSION

PROPOSAL

The proposal is to construct a conservatory at the rear of the property measuring 4.1 m x 2.7 m. The conservatory is proposed to be constructed between an existing single storey, flat roof extension and a neighbour's extension. The existing property is brick construction under a tiled roof. There is a 2 m boundary fence between the two properties.

This applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL support the application.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 Extensions to dwellings states:- 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 extension will have no material affect on neighbours therefore and complies with the requirements of Policy H19.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Revised Deposit Draft Policy H19 in that there is no harm to the residential amenity or 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.

CONTACT OFFICER: 356462 MRS S MELHUIH

NOTES: