

52/2005/006

MR & MRS B PEARSON

**ERECTION OF SINGLE STOREY EXTENSION TO REAR OF THE BEECHES,
COMEYTROWE LANE, TAUNTON, AS AMPLIFIED BY AGENTS LETTER DATED
9TH MARCH, 2005**

20480/23640

FULL PERMISSION

PROPOSAL

Consent is sought to erect a utility room on the rear elevation of the property measuring 3.5 m x 2.4 m. A kitchen extension has previously been added to the dwelling under permitted development rights and this extension will be built along side the kitchen. The existing property is a detached dwelling constructed of red brick under a tiled roof - the materials that will be used on the proposed extension is to be controlled by condition. The bricks used on the kitchen extension do not match the existing dwelling (as this addition was permitted development the Local Planning Authority had no control over the materials used) and therefore render may be an option.

Permission has previously been approved for the conversion of the brick built coach house at the rear of the property. None of the alterations to this building are being considered as part of this planning application.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL oppose the application on the grounds that the extension is inappropriate development and could lead to this part of the house being used as an independent dwelling in the future, by having its own facilities. The Council feel that the house should remain as one dwelling.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 extensions to dwellings state: Extensions to dwellings will be permitted provided they do not harm: (a) The residential amenity of other dwellings; (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 impact on neighbouring amenities and complies with Policy H19. Any proposal for the creation of a separate dwelling would require further permission and is not therefore part of the consideration of this application.

RECOMMENDATION

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

REASON FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Policy H19 (Revised Deposit numbering) 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.

CONTACT OFFICER: 356462 MRS S MELHUIISH

NOTES: