

ANTHONY BICKERSTAFF

ERECTION OF A SINGLE STOREY EXTENSION TO ROADSIDE FRONTAGE AND CONVERSION OF GARAGE TO LIVING ACCOMMODATION, 18 HARP CHASE, TAUNTON.

23900/23270

FULL PERMISSION

PROPOSAL

The proposal is for a single storey extension measuring 2.8 m x 6 m x 3.5 m (maximum height), and for the conversion of garage to living accommodation. Materials to be brick and tiled roof to match existing. A similar proposal has been refused at this site on 14th May, 2002 as the proposal included building a new detached garage to the side of the property. The proposed garage was within close proximity of a tree, protected by a tree preservation order. The garage has now been deleted and the single storey extension has been reduced in size.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY have no comments.

1 LETTER OF OBJECTION raising the following concerns:- the conversion of the garage has already been carried out , the rear wall has been partly knocked down and replaced with patio doors; the southern most corner of the garage is within 1.3m of my lounge; this garage is detached from the house and bang up to my house; the owner has teenage sons, someone or both play an electric amplified musical instrument, the noise factor would be intolerable in my opinion, as the garage was built as such i.e. single skin walls; family cars will be parked in the road when the sons get same, as a car, an mpv and a scooter are already parked on drive, as is permanently parked for the past two years without moving, a caravan; no comment to make on the ground floor extension.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 Household Extensions - the proposal is considered to meet the requirements of the policy. The extension is subservient in scale and design and should not harm the amenity of other dwellings.

ASSESSMENT

The single storey extension is set back from the footpath to the roadside by 2.2 m at the widest point and 1.5 m at the shortest point and has been reduced in size since previously refused. The existing garage is set to the rear and side of the property and has partly been converted. The boundary of the property is a high wall with trellis about 2 m in height. In front of the garage is a long wide hard standing where vehicles currently park. It is considered that the proposed extension will not have any impact on the amenity of the neighbouring properties and will not have any significant impact on the street scene. The garage conversion is considered acceptable due to the existing car parking to the side of the property, and it is considered that the conversion will have no significant impact on the neighbouring property.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials, no further windows in garage. Note re: building over public sewer.

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: