

51/2004/007

MR W CHAPLIN

ERECTION OF TWO STOREY REAR EXTENSION AT CLYSE FARM, STATHE

37558/28628

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a two storey extension to the rear of a tractional Somerset long house. The extension would measure some 9 m x 4.8 m in ground area and 5.7 m to ridge height. The height of the existing cottage is 5.2 m.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL due to the specific topography of Clyse Farm, they have no problem with the extension or the ridge height. Therefore a 'no objection' decision was made.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, and visual and residential amenity.

ASSESSMENT

Whilst no neighbouring property would be adversely affect in terms of loss of light or privacy, the extension 'dwarfs' the existing traditional cottage because of its length and its taller ridge height, and is considered wholly unacceptable.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed extension by reason of its size, design and external appearance, would be out of keeping with the existing dwellinghouse and, if allowed, would have a detrimental impact on the character of the building and the visual amenities of the area. Accordingly, the proposal is considered contrary to Taunton Dene Local Plan Policies S1, S2 and H19. Note re the applicant is advised that either a single storey extension, or an appropriately designed two storey extension which is both subservient and reduced in length, may be acceptable.

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:

