

38/2002/255

AGENDA ITEM NO. 20

MR & MRS P METHERAL

ERECTION OF FIRST FLOOR EXTENSION AT 9 WYNDHAM ROAD, TAUNTON.

22130/26340

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a first floor extension. The proposal measures 9.4 m x 3.6 m and will have a ridge height of 8.7 m (which is lower than that of the existing house). The walls are to be rendered and the roof tiled, both of which will match the existing dwelling. At its nearest point the proposal will be 1 m away from the boundary with the property to the north. There are to be no windows in the north elevation.

CONSULTATIONS AND REPRESENTATIONS

1 LETTER OF OBJECTION has been received on the following grounds: it is unfortunate to further obliterate the landscape which has been eroded at regular intervals and I feel saturation point has been reached without further buildings, and the application should be refused.

POLICY CONTEXT

Taunton Deane Local Plan 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

It is not considered that the first floor extension would have a significantly detrimental impact on the landscape appearance of the area, the street scene or neighbouring amenity. Therefore, the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials and no further windows in the north elevation.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES:

