

38/2002/287

CYRA GIBBON

ERECTION OF PORCH AT 17 WHITEHALL, TAUNTON AS AMENDED BY PLANS RECEIVED 1ST AUGUST, 2002

22620/25330

FULL PERMISSION

PROPOSAL

This amended proposal is for the erection of a porch to the front of this terraced property measuring 2 m deep x 1.5 m wide x 2 m to the eaves (3.7 m to the highest part). The porch is 0.6 m from the front boundary of the property. The materials are to be block and render and the roof is to match the existing dwelling. The plans submitted initially (which form the basis of the letters of objection) showed the porch to be 2.5 m deep x 1.5 m wide and within 0.1 m of the front boundary. The height of the porch remains unaltered.

CONSULTATIONS AND REPRESENTATIONS

4 LETTERS OF OBJECTION (on the original plans) raising the following points:- the frontage of Whitehall is characterised by cottage style terraced houses, a number of which have small porches or extensions. While several houses at the Station Road end of the street have porches which extend to the rear of the footway, these extensions are modest compared to the size of the house. The proposed extension is over twice the size of any other porch, out of keeping with the character of the street, and detrimental to the visual amenities of the residents of Whitehall. Concerned that this extension will form an obstruction to visibility, and could increase both the fear of crime and likelihood of crime taking place unobserved. The street plan shows the porches that already exist but does not show our bay window and the roof that covers this window and our front door. The proposed porch will severely disrupt our light due to the fact that our house faces north. The proposed porch would be built directly on our boundary, as the plans are inaccurate. The porch does not meet the legal requirement of 2 m from the highway as it is 1.74 m and this does not include the overhang of the drainpipe etc. The roof of the porch would allow people to stand on to break into first floor windows. (The views on the amended plans are awaited).

POLICY CONTEXT

In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board: - S1 (General requirements), S2 (Design) and H19 (Extensions to dwellings). These policies seek to ensure that extensions to dwellings do not harm the residential amenity of other dwellings, the amenities of the property to be extended and the form and character of the dwelling is not banned provided the extension is subservient to it in scale and design.

ASSESSMENT

In light of these policies, I consider that the proposal, as amended, does not have a detrimental effect upon the appearance or character of either the building itself or the street scene. It is considered to be a good design, reinforcing the local character and distinctiveness of the area. The proposal does not significantly harm the residential amenity of neighbouring dwellings or the amenities of the existing property. The form and character of the dwelling are not compromised, as the extension is subservient to it in scale and design.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials as application forms. Note re building over a public sewer.

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: