

47/2005/006

MR & MRS J WILLIAMS

ERECTION OF 2 STOREY REAR EXTENSION, 1 IVY COTTAGE, WEST HATCH.

27289/19738

FULL PERMISSION

PROPOSAL

Planning permission was granted in September, 2004, reference 47/2004/008, for the erection of a two storey side extension and the replacement of a single storey lean-to extension with a modest two storey extension of some 2.8 m in depth. The current proposal seeks to extend this approved rear extension by another 2.7 m.

The property is a traditional stone and pantile semi-detached cottage.

The applicant is a Member of the Council.

CONSULTATIONS AND REPRESENTATIONS

Neighbour advises no objection to proposal.

POLICY CONTEXT

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, and visual and residential amenity.

ASSESSMENT

It is not considered that either the character of the cottage, or visual amenity, would be further adversely affected. There is some concern however, about the impact of the scale of the extension on the adjoining semi which has had rear single storey bedroom extension constructed following permission in October 1992, reference 47/1992/011, and which incorporates a bedroom window in the elevation most affected. The applicants agent is now prepared to incorporate a hipped roof in the proposed extension instead of a gabled roof. It is not considered that neighbour would be adversely affected in terms of loss of light and the proposal would not have significant greater impact than that already approved.

RECOMMENDATION

Subject to the receipt of satisfactory revised drawings the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or visual or residential amenity and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

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: