

49/2006/020

MR & MRS J THORMAN

ERECTION OF TIMBER BALCONY, 48 NORDENS MEADOW, WIVELISCOMBE

308800/127882

FULL

PROPOSAL

Permission is sought for the erection of a first floor timber balcony attached to supporting pillars. The proposal would involve the replacement of existing fenestration and the insertion of French doors at first floor.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL supports the proposal.

COUNTY HIGHWAY AUTHORITY no observations.

ONE LETTER OF OBJECTION has been received raising the following issues:- not in keeping with other properties; if it is a first floor balcony the proposal would overlook and appear more dominating to adjoining occupiers.

POLICY CONTEXT

PPS1 (Delivering Sustainable Development)

Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 (Sustainable Development).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

ASSESSMENT

The pertinent issues in the determination of this application concern the impact upon the amenity of adjoining residents and secondly the visual impact of the proposed extension upon the character and appearance of the dwelling and the wider area.

It is considered that given the position of the proposed balcony, which would be sited to the front of the house and positioned away from neighbouring occupiers, there would be no direct overlooking. Indeed any views would be extremely oblique. The roof of the existing integral garage would also reduce any overlooking. It is therefore considered the proposal would not give rise to any unreasonable loss of privacy as to warrant refusal of the application on these grounds.

The main concern to the proposal relates to the design of the balcony and its supporting structure. It is considered the proposal would take the form of a 'bolted

on' appearance and as such appear an incongruous addition to the main facade of the dwelling which is prominent to public view from across the public open space. As such the proposal would have a harmful impact upon the visual amenity of the area.

It is therefore considered that permission be refused.

RECOMMENDATION

Permission be REFUSED for the following reason that the proposed development, by reason of its prominent position, design and form would appear an incongruous addition to the main facade of the dwelling and would as a result harm the visual amenity of the area. As such the proposal is contrary to Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 and Taunton Deane Local Plan Policies SI, S2, H17& EN12.

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: