

52/2006/004

MR & MRS P DUNNING

ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSION AT 37 SCAFELL CLOSE, TAUNTON

21226/23390

FULL

PROPOSAL

The proposal is for a two-storey extension wrapping around the side and rear and a single storey extension to the rear. The two storey element will measure approximately 6.25 m x 3.5 m along the rear and 5 m x 3.1 m along the side of the property. The single storey element abuts the south eastern side boundary, measuring 3.5 m x 2.4 m. The extension will have ground and first floor windows to the front and rear. Materials will match existing.

CONSULTATIONS & REPRESENTATIONS

WESSEX WATER require conditions re surface water and foul sewer.

PARISH COUNCIL supports proposal.

POLICY CONTEXT

Taunton Deane Local Plan Policy H17 supports extensions to dwellings provided they do not harm; the residential amenities of surrounding properties or the amenities of the site; the form and character of the dwelling and are subservient to it in scale and design. Policy S1 sets out general requirements for development. Policy S2 seeks good design.

PPG 1 General Policy and Principals

ASSESSMENT

The main issues in respect to this application are overdevelopment of the site and the potential impact it could have upon the amenities of the adjoining property. It is considered that a two storey side extension may be acceptable on this site, but that the proposed extension is too large in relation to the house and therefore not subservient. Due to the 3.5 m projection at the rear being only 2.4 m from the adjoining property the extension would affect the outlook from the first floor windows of the adjoining property. The proposal involves the erection of a 2 m high fence running along the footpath. It is felt that by increasing the height of the fence, the character of the street scene will be affected by making the footpath feel enclosed and overshadowed.

RECOMMENDATION

Permission be REFUSED for the following reasons (1) that it is considered that the proposal is not subservient to the existing dwelling and would adversely affect the amenities of the adjoining property. The proposal is contrary to Taunton Deane Local Plan Policies H17, S1 and S2. (2) the proposed fence, by reason of its height, adversely affects the character and appearance of the street scene, contrary to Taunton Deane Local Plan Policy S2.

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: