

38/2002/321

MRS C A GUNDRY

ERECTION OF SINGLE STOREY EXTENSION TO THE FRONT OF 57 MANOR ORCHARD, TAUNTON.

21730/23760

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a single storey extension to the front of the property. The applicant's husband is a member of TDBC staff. The extension measures 3.78 m x 6.07 m 4.3 m to the roof ridge. Materials will match existing.

CONSULTATIONS AND REPRESENTATIONS

ONE LETTER OF REPRESENTATION from neighbouring property raising no objection to the extension provided that the window in the north elevation is positioned as per the drawing and glazed with obscure glass.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit - Policy H19 Extensions to Dwellings - the proposal is considered to meet the requirements of this policy. The extension is subservient in scale and design, and will not harm the amenity of the neighbouring property or the visual appearance of the street scene.

ASSESSMENT

The property is situated at the end of the road, and is part of a semi-detached property. The size and design of the extension is considered acceptable, and the proposal meets the requirements of the extensions policy in the Local Plan. It is considered that given its position within the street the proposed extension does not have a detrimental impact on either the street scene, or the neighbouring property.

A small window is proposed to the northern elevation to allow extra light into the living room, and this is proposed to be obscure glazed to limit any overlooking of the neighbouring property.

RECOMMENDATION

Subject to the receipt of no further representations raising new issues by 23rd August, 2002 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised

to determine and permission be GRANTED subject to the conditions of materials, obscure glazing, no additional windows. Notes re sewers.

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: