

42/2002/017

AGENDA ITEM NO. 21

MR D SEALEY

RETENTION OF CONSERVATORY TO REAR OF WHITEGATES, STAPLEHAY.

21330/21740

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The proposal is for the retention of a conservatory to the rear of the property. The conservatory measures 5.45 m x 4.325 m x 4.1 m to its maximum height. Materials used are a rendered plinth and white upvc frame. The base for the conservatory has already been constructed.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects strongly to this proposal on grounds of: the conservatory is placed in front of the bedroom windows, thereby allowing only borrowed light and no access to fresh air as required by the current building regulations; proposal would result in an unacceptable situation, especially as there would be an alternative solution if the conservatory was repositioned.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit - Policy H19 Extensions to Dwellings - the proposal is considered to meet the requirements of the policy. The extension is subservient in scale and design and should not harm the amenity of the other neighbouring dwellings.

ASSESSMENT

The size of the conservatory is considered acceptable, and the proposal meets the requirements of Policy H19 of the local Plan, with no impact on the neighbouring properties. The objection from the Parish Council is regarding a subject that is not a material planning consideration. It is recommended that a note be added to the certificate advising the applicant to contact the Building Control Unit to discuss any building control regulations.

RECOMMENDATION

Permission be GRANTED subject to the conditions of materials. Note re advised to contact Building Control Unit.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR C D WHITE

NOTES: