

49/2006/069

MR & MRS D EDWARDS

CONSTRUCTION OF DORMER ROOFS WITH WINDOWS ON THE NORTHWEST AND SOUTHEAST ELEVATIONS OF 24 SPRING GARDENS, WIVELISCOMBE

308065/127991

FULL

PROPOSAL

The proposal comprises the construction of dormer roofs on the northwest and southeast elevations of the roof. The dormers as proposed have one window on each and run along 8.5 m of the length of the 9.1 m long roof. The materials to be used are brown concrete mix roof tiles to match the existing tiles, and vertical tile hanging on the faces of the dormers.

The property is the middle house of a row of three, all of which are detached and have similar facades.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations.

PARISH COUNCIL supports the proposal.

ONE LETTER OF OBJECTION has been received raising the following issues:- the proposed construction of the dormer roofs and windows looking out of character with the neighbouring properties and area, and creating a precedent; the proposed toilet and bathroom will be opposite neighbouring front door and toilet at ground level and could intrude on privacy of the neighbouring property.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (general requirements), S2 (design) and H17 (extensions to dwellings).

ASSESSMENT

It is considered the proposal will have an adverse impact on the character of the property and the street scene with regard to the design, scale and external appearance. The property is the middle house of a row of three, all of which have a similar appearance. Indeed, there are no other properties within close proximity to the proposal that have dormer roofs or windows.

RECOMMENDATION

Permission be REFUSED due to an inappropriate design, massing and external appearance of the proposal that will have a detrimental impact on visual amenity of

the area, as well as the character of the property and street scene and is therefore contrary to Taunton Deane Borough Council Local Plan Policies S1, S2 and 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: