

42/2002/029

MR & MRS K MEARS

ERECTION OF TWO STOREY EXTENSION, VERANDAH AND DETACHED DOUBLE GARAGE AT GREYSTONE, COMEYTROWE ROAD, TRULL.

21210/22420

FULL PERMISSION

PROPOSAL

An application submitted in October 2001 for two-storey extension and a garage was refused under delegated powers for the reason that the proposal was considered to be of excessive scale in relation to the existing property resulting in an undesirable overdevelopment of the site frontage, which due to the elevated nature of the site in relation to the highway, would have a detrimental impact upon the appearance of the street.

This proposal has a much simpler elevational treatment and detaches the garage from the front of the house and removing the first floor accommodation above it.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL the current application is considered to be an improvement to that the subject of a refusal Ref 42/2001/046. The two storey linking between the house and garage having been removed and the manner of alterations to the main house are now more acceptable. However, our chief area of concern, namely the siting of the proposed double garage so close to the bank (and the highway) has not been improved. We also repeat our original objection on the grounds of overdevelopment.

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit requires extensions to be subservient in scale and design and to protect the amenity of other dwellings.

ASSESSMENT

Whilst the Parish Council's concerns in respect of the garage are understood, the retention of the large tree forward of it and the substantial screening along the southern boundary of the site mean that the garage will have little visual impact when viewed from the street. It is not considered that this revised scheme represents an overdevelopment of the site frontage.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials, protection of trees, domestic garage. Notes re building over sewer and CDM Regs.

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: