

49/2002/040

**AGENDA ITEM NO. 29**

SUSAN CLOWES

**ERECTION OF FIRST FLOOR EXTENSION, 22 RUSSELS, WIVELISCOMBE AS AMENDED BY**

08170/27540

FULL PERMISSION

---

**PROPOSAL**

The proposal provides for the erection of a first floor extension to provide a bedroom and shower room, together with increasing the pitch of an adjacent part of the dwelling to form a store and bathroom. The size of the proposed extension is 7.7 m (average) x 3.3 m. The proposed height to eaves of the extension will be 4 m and to the ridge 5.8 m. The existing dwelling is of natural stone with a slate roof. The proposed materials would be rendered walls with a slate roof. A previous application for a different form of two storey extension was withdrawn prior to consideration by the Committee at its meeting on 1st August, 2001.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER views awaited.

PARISH COUNCIL approve.

ONE LETTER OF OBJECTION as the main first floor extension will take all south-west light concern that the ground floor bathroom roof is also being raised, which will make objector's kitchen very dark; very large roof window looking straight into garden, request this be repositioned on the other side of the roof.

**POLICY CONTEXT**

Policy WD/HO/10 of the West Deane Local Plan states that extensions to dwellings will normally only be permitted where they (i) do not harm the appearance of the street scene, the landscape setting of the area or the character of the existing property and surroundings by their size, form or materials or their relationship with existing buildings and associated spaces; (ii) they respect the amenities of adjacent dwellings in terms of privacy and enjoyment of house and garden; and (iii) they do not unacceptably prejudice the future amenities, parking, turning space and other services of the dwelling to be extended. I consider that the proposal meets with these criteria. Policy WD/EC/23 of the same Plan indicates that within Conservation Areas a number of general principles will apply. One of these is that planning permission will not normally be granted for any development unless it is to a standard of design which preserves and enhances the particular character of each area. I consider that the proposal will meet with this criterion. Policy H19 of the Taunton Deane Local Plan states that extensions to dwellings will be permitted provided they do not harm (a)the residential amenity of other

dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I consider that the proposal meets with these criteria. Policy EN15 of the same plan states that development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area. I consider that the proposal will meet with this criteria.

### **ASSESSMENT**

The current proposal is an improvement on the earlier scheme, which was withdrawn prior to determination. The proposal is more in keeping with the character of the existing cottage and the Conservation Area and less overbearing on the adjacent dwelling. The applicant has been requested to amend the plans in the light of the objection.

### **RECOMMENDATION**

Subject to no further representations raising new issues being received by 5th August, 2002 and the receipt of satisfactory amended plans, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions regarding materials.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: