

47/18/0013

MR & MRS J WILLIAMS

**Demolition of single storey extension and conservatory to be replaced by erection of two storey extension and single storey extension with balcony at Stockton Cottage, to form single dwelling with Ivy Cottage, Bickenhall Lane, West Hatch**

Location: STOCKTON COTTAGE, BICKENHALL LANE, WEST HATCH,  
TAUNTON, TA3 5RS

Grid Reference: 327298.119759

Full Planning Permission

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## **Recommendation**

**Recommended decision: Conditional Approval**

### **Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Location Plan

(A4) Proposed Site Plan

(A2) DrNo 0809 003 Proposed Ground Floor Plan

(A2) DrNo 0809 004 Proposed First Floor Plan

(A2) DrNo 0809 006 Rev A Proposed Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external finishes of the works hereby permitted shall match in material, colour, style, type, size, pointing, coursing, jointing, profile and texture those of the existing building.

Reason: To safeguard the character and appearance of the building.

## Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

## Proposal

Permission is sought for the demolition of single storey extension and conservatory to be replaced by the erection of two storey extension and single storey extension with balcony to form single dwelling with Ivy Cottage.

The application is before committee as the applicant is a Council Member.

## Site Description

Stockton and Ivy Cottages are a pair of rendered and stone cottages. There is a conservatory on the eastern elevation. There is a large garden to the south of Ivy Cottage.

## Relevant Planning History

No relevant planning history.

## Consultation Responses

*WEST HATCH PARISH COUNCIL* - Stockton Cottage has been in the applicants possession for some 10 years and has been rented out for holiday and short term lets and as such has not contributed to the available housing market for local domestic use. The proposal is to join, by gaining internal access, the extended Stockton Cottage to the applicants own residence, Ivy Cottage.

The planned extension to Stockton Cottage consists of a small double storey addition to the rear of the present cottage, which will hardly be visible from the road, plus a balcony over what is presently a conservatory, this to be replaced by a better constructed lower floor. The balcony, although having panoramic views, only overlooks a bungalow some 50-100 yards distant and behind a substantial hedge. Hence there is minimal overlooking of any nearby residence and very little change to the visual amenity.

In conclusion, although concerned at the loss of potential housing in a rural community, West Hatch Parish Council does not object to this application.

## Representations Received

No comments received.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,  
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

## **Determining issues and considerations**

The proposed two storey extension is considered to be subservient in scale and design it is therefore considered that the proposal complies with policy D5. The two storey extension is to the south elevation and will be screened from the road by the existing dwelling and is not considered to have a detrimental impact upon the streetscene or the amenity of neighbouring properties.

There is an additional window proposed at first floor level on the north elevation. This is not considered to significantly exacerbate the existing situation as there are other windows at first floor level.

The alterations to the east elevation include the removal of the conservatory and the erection of a single storey extension with a balcony above. It is not considered that the erection of the balcony will have a significant impact on the amenity of the neighbours to the north due to the distance, approximately 22m over the main road, and the existence of a high hedge.

The conversion of two dwellings to one is not considered to have a detrimental impact upon the residential amenity or character of the area.

It is therefore recommended that planning permission be granted.

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

**Contact Officer: Briony Waterman**