

38/21/0222

MR D STUTT

Demolition of garage and erection of two storey extension to the side of 2 Glenthorne Road, Taunton

Location: 2 GLENTHORNE ROAD, TAUNTON, TA2 7PP

Grid Reference: 322960.125578

Full Planning Permission

Recommendation

Recommended decision: Refusal

- 1 The proposed extension, by virtue of its design and lack of subservience, appears as an incongruous addition to the street scene, detracting from the character and visual amenity of the area. The proposed extension would be harmful to the character of the dwelling and have an unacceptably harmful impact on the street scene. As such it would be contrary to Policy DM1 of the Taunton Deane Core Strategy and Policy D5 of the Sites Allocations and Development Management Plan.

Recommended Conditions (if applicable)

Notes to Applicant

- . In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has looked for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

Proposal

The proposal seeks to demolish the existing attached garage and replace it with a two storey extension. This will comprise of a garage at ground floor level with accommodation above. The proposed extension will project 3.4m from the side gable of the property and extend back 6.65 metres. The front of the extension is shown to have a gable fronting onto Glenthorne Road. Materials will match the existing property.

Site Description

Glenthorne Road is a short cul de sac with three pairs of semi detached two storey properties to the north that are all fairly uniform in design and alignment. The properties are finished in brick under a slate roof. Each property has a two storey flat roof bay to the front that have a porch alongside around the front door. 2 Glenthorne Road has a lean to garage to the side with a staggered parapet roof to the front. The garage sits forward to the main elevation of the dwelling. The neighbouring property, 4 Glenthorne Road has two pitched roof dormers at the front, a flat roof dormer to the rear and a lean to garage to the side

Relevant Planning History

38/13/0361 Erection of a two storey side extension Approved (Now lapsed)

Consultation Responses

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice

Habitats Regulations Assessment

Not applicable

Representations Received

Five letters of support have been received stating the extension would be in keeping with the existing and the surroundings, a number of properties in the street have been altered and planning permission was granted for the same development in 2013.

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,

Local finance considerations

Community Infrastructure Levy

Not payable in this instance.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. The policies against which it will be considered are D5 (Extensions to dwellings) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 (SADMP) and DM1 (General requirements) of the TDBC Adopted Core Strategy (CS) 2011-2028.

Policy DM1 of the (CS) requires proposals for new development to, amongst other things, ensure that the appearance and character of any street scene would not be unacceptably harmed. In addition, Policy D5 A. of SADMP permits extensions provided they do not harm the form and character of the original dwelling and are subservient to it in scale and design.

It is acknowledged that the existing garage is set forward of the main elevation of the dwelling and has a staggered parapet to the front, which is out of keeping with the character of the street. The application proposes the demolition of the garage to allow for the extension.

The street currently has a sense of uniformity, with the front elevations of the houses all on a similar alignment with the front elevation punctuated by two storey flat roof bay windows and mono-pitched porches. The proposed first floor extension would result in a two storey projecting structure along side the main elevation. It would appear as a significant addition to the property and would increase both its bulk and scale. In doing so it would emphasise the difference in setback between the main elevation and the extension, resulting in an appearance which would harm the form and character of the original building.

.It is acknowledged that other properties in the street have been altered, some by way of the introduction of dormers in the roof space, however the original roofline is still clearly visible. The proposal introduces a gable above the first floor extension which disrupts the roofline. The extension would appear in stark contrast to the neighbouring dwellings, extending the existing elevation and introducing a design which would appear out of keeping with its surroundings.

The Draft Design Guide 5.15 indicates side extensions should be set back to reduce impact and retain character of the original dwelling

It is unlikely there would be a greater impact in terms of overlooking or loss of privacy to nearby properties.

Planning permission was granted for the same extension in 2013 (now lapsed). However since that time new policies have been introduced with the adoption of the

SADMP (2016) and the publication of the Draft Design Guide.

Representations have been received in support of the proposal. However for the reasons set out above, the proposal is not considered to be in keeping, the previous approval has lapsed and the application has been assessed against current policies and guidance.

For the reasons set out above the application is recommended for refusal.

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

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