

42/19/0021

MR & MRS A EXLEY

Erection of a two storey extension and a single storey extension to the sides of 4 The Paddock, Honiton Road, Trull

Location: 4 THE PADDOCK, HONITON ROAD, TRULL, TAUNTON, TA3 7JR

Grid Reference: 321565.122674

Full Planning Permission

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:

(A3) DrNo PA101 Location and Block Plan
(A3) DrNo PA203 Rev B Proposed Ground Floor Plan
(A3) DrNo PA204 Proposed First Floor & Roof Plan
(A3) DrNo PA302 Proposed Elevations S & W
(A3) DrNo PA303 Proposed Elevations E & N

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

3. (i) A landscaping scheme shall be submitted to and approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development.

(iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be

replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

This application seeks approval for the erection of a two storey rear extension and single storey rear and side extensions. The two storey rear element will project off the rear elevation of the erstwhile single storey garages by approx. 3 metres. It is to have four high level roof lights on the south elevation and a first floor bedroom window on the east elevation. The single storey side extension will project off the north elevation by approx 3.5 metres and the single storey rear element is a replacement of an existing conservatory with no change to the footprint. All to be finished in matching materials.

Site Description

This is a detached two storey dwelling in a small development of three other similar houses all finished in brick under interlocking concrete tiles. The fairly ample rear gardens are enclosed with 1.8 metre high fencing and mature planting while the front amenity space is open plan providing a spacious and harmonious, level appearance. The development is elevated above the road and the unclassified access road slopes down to a busy Class 3 highway.

Relevant Planning History

42/90/0048 - Erection of first floor extension - CA

42/10/0008 - Construction of pitched roof to annex - CA

Consultation Responses

TRULL PARISH COUNCIL - objects to this application due to the overbearing nature of the proposed extensions; the layout and density; and the boundary wall which will affect the character of The Paddock and impact on neighbours.

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice.

Representations Received

Four representations received:

- Objection to the proposed boundary wall with loss of open nature of the street scene, out of keeping with the feeling of spaciousness within the development. The plans do not specify the height of proposed wall, but a wall will restrict vehicle movement and visibility.
- Proximity of proposed garage to neighbouring dwelling, adverse impact on view and light on front rooms, dangers to children playing in the front garden, loss of privacy at 2 The Paddock.
- Increased traffic into the development, increased car fumes and noise, wear and tear to road surface, blocking of access road during build affecting school run and general access.
- Rear extension would cause loss of privacy to The Coach House and has suggested additional tree planting to overcome this.

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.

D5 - Extensions to dwellings,
DM1 - General requirements,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

Extensions of 100sqm or larger are CIL liable.
Proposed development measures approx. 108sqm.

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £7500.00. With index linking this increases to approximately £10,000.00.

New Homes Bonus

Not applicable.

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 and DM1 (General requirements) of the TDBC Adopted Core Strategy 2011-2028.

The extensions will be finished in materials and in a style to match the main dwelling. They will be subservient in scale and design and have little significant impact on the form and character of the dwelling to be extended.

In response to neighbour, Parish and Officer concerns, revised plans have been received that remove the proposed wall and gate at the front so that the open aspect of the street scene and visibility for safety reasons, is retained. Provision has been made within the curtilage of the dwelling for parking of three vehicles and off-road turning space, which maintains safety for the residents of the development.

The proposed single storey hipped roof side extension on the north elevation is a small extension of an existing building which was once a single garage. It remains set back from the principal elevation building line by approx. 4 metres and will be approx. 2.8 metres from the northern boundary. There will be no windows on the north elevation and it will be partially obscured from view from 2 The Paddock by the existing 1.8 metre high fence and mature shrubs.

The proposed two storey rear extension has first floor bedroom windows facing east, placed at 22.5 metres from the furthest rear boundary hedge and approx 7 metres from a wide hedge separating this site from the entrance driveway of the Coach House. Due to the orientation of this and neighbouring dwellings the siting of the extensions is considered to be an acceptable distance from other gardens and dwellings in the vicinity. They would not result in any loss of light and, not being a living room window, no significant loss of privacy from the first floor bedroom window as to warrant refusal. It is therefore considered not to cause significantly unacceptable harm to the residential amenity of the occupants of the neighbouring dwellings.

Off road parking and turning for three vehicles is provided in the proposal and with the removal from the proposed plans of the front wall and gates, visibility is maintained and safety issues are overcome. The extensions cause no significant harm to future amenities, parking, turning space and other services of the dwelling to be extended. Therefore for the above reasons this application is considered to comply with the relevant policies and is recommended for approval.

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

Contact Officer: Mrs M Pike