

38/19/0294

MR S CLOTHIER

Erection of two storey extension to side elevation at 44 Richmond Road, Taunton (resubmission of 38/19/0204)

Location: 44 RICHMOND ROAD, TAUNTON, TA1 1EW

Grid Reference: 321905.125271

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:

(A2) DrNo 19.3755/03 Rev B Plans as Proposed
(A2) DrNo 19.3755/04 Rev B Elevations & Sections as Proposed
(A2) DrNo 19.3755/05 Rev B Location & Block Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any order revoking and re-enacting the 2015 Order) (with or without modification), no window/dormer windows shall be installed in the south elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and

re-enacting that order with or without modification) the bathroom window to be installed in the south elevation of the extension shall be obscured glazed. The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained.

Reason To protect the amenities of adjoining residents.

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

The erection of a two storey extension at the side of 44 Richmond Road. The extension will project 3.8m with a depth of 7m and be finished in brickwork on the front (east) elevation with the south and west elevation finished in render under a slate roof. Red clay banding, quoin's and lintel detailing is proposed to match the style and appearance of the host dwelling. The extension will provide two extra bedrooms and a bathroom at first floor level and will still provide garaging at ground floor as per the current arrangements, albeit the proposed garage is larger than existing. The existing vehicular entrance gates will be retained, with one further parking space provided within the garden.

A scheme was initially submitted under planning application 38/19/0204 however, the design was not considered acceptable and the application was withdrawn. A subsequent application was submitted showing one car parking space and a conservatory at ground floor level which compromised the size of the garage. Amended plans have been submitted which alter the front detailing of the principal elevation, the canopy above the garage has been removed, an additional car parking space has been shown within the garden and the conservatory removed to allow the garage to be used wholly for parking. The extension is now subservient in design, has detailing to match the host property and provides two off road parking spaces.

Site Description

44 Richmond Road is an end of terrace property with a brick principal elevation with a slate roof and a flat roof bay which is reflective of the other properties in the terrace. The side of the property is painted brick with a high level attic window. A lean-to tiled roof garage is provided with an up and over door under upvc cladding and a conservatory behind, the garden to the front side is enclosed by a brick wall with fencing running a long the side, with two wooden vehicular gates. The area outside the existing bay window is paved and available for parking.

The property lies outside the Staplegrove Road Conservation Area.

Relevant Planning History

38/19/0204 Erection of a two storey extension to the side of the property
Withdrawn

Consultation Responses

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice

Representations Received

Ward Member - Objected to the original and amended application - Harms the visual amenity of the area, the extension not appearing as it could have been designed to be part of the original building and detrimental to the setting of the conservation area, overdevelops the site the loft should be converted not 'bolt on' an inappropriate two storey extension, it is entirely possible that consenting this application could result in a 6 bedroom house stuffed to the gills with between 6 -12 tenants if the loft is also converted and also the garage. Parking - harm to the road and pedestrian safety as the development does not meet the required standards, the revised application causes the loss of an on street parking space and does not resolve the parking deficit. Residential amenity - overshadowing/loss of light/ plus loss of privacy, the extension to cast a shadow adversely affecting 46 Richmond Road and loss of privacy into their garden and kitchen.

Seventeen representations have been received from ten local residents objecting to the scheme on the following grounds: design of the extension, the poor match of materials, bulk of the extension, the lack of parking, the dangerous position of the garage, lack of visibility, overlooking, overshadowing, loss of neighbouring amenity.

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,
A1 - Parking Requirements,
DM1 - General requirements,

Local finance considerations

Community Infrastructure Levy

Not payable in this instance.

Determining issues and considerations

Design

Whilst this is a period terrace, with an unaltered facade, the properties lie outside the Staplegrove Road Conservation Area and are not listed. The proposed extension has been amended to be subservient to the main property with the roof height lowered and the front wall stepped back from the existing principal elevation. This now brings the proposal in line with the provisions of policy D5 (extensions to dwellings) of the adopted Taunton Deane Site Allocations and Development Management Plan. The side and rear of the extension are shown to be rendered to reflect the painted brickwork currently on the side elevation. The design and detailing reflect the principal elevation with brick banding, quoins and lintel detailing. The match of materials has been controlled by condition, with a sample of the bricks and roof material to be submitted and agreed for their suitability before works commence on site. This will give the Officer the ability to agree the quality of the bricks and slates to be used and control the finish. The extension is considered to be in-keeping with the host property and whilst comments have been received with regards to the future use of the property, this is the application which is being considered. Any potential future use cannot be considered as part of this proposal. In any event, an increase in occupancy as suggested, may well require planning permission in its own right as a House in Multiple Occupation. That would be considered on its own merits at the appropriate time.

Parking

Many of the objections refer to car parking. The garage space shown at ground floor is currently provided, therefore this part of the scheme will not worsen as part of the development. The occupiers of the property may already reverse from the garage onto Richmond Road, therefore the proposal will not exacerbate the current situation. An additional car parking space is shown on the submitted drawings to provide two off road spaces. This space could be provided as permitted development. Policy A1 - Parking Requirements of the Taunton Deane SADMP states that new development will normally be required to make provision for car parking in accordance with the standards of Appendix E - residential parking; this include any garages/car ports. As the property lies within Taunton Town Centre the maximum provision for a 4 bedroom property is one space. The scheme shows one garage space, one parking space and the ability to park a motor cycle on the hard surfaced area on the front garden, therefore above the requirement of Appendix E standards.

Overlooking

In terms of loss of privacy to 46 Richmond Road, whilst a window is shown on the side elevation, this serves the additional bathroom and a condition has been imposed restricting the window to be obscure glazed. An additional window is shown in the rear elevation to serve the new bedroom. Whilst it is accepted that this is a new window, there are already windows in the existing elevation which face towards the rear and overlook number 46. The provision of the additional window is not considered to worsen the existing situation.

Submissions

Representations have been received from neighbours and the Ward Member;

Materials - a condition has been imposed that requires the external materials to be submitted for consideration before the commencement of the extension.

Bulk and size of the extension/design - the extension is considered to be subservient to the main property with the ridge line set down and the front wall set back. The design reflects the existing property by showing detailing of brick banding, quoin's and lintel detailing.

Lack of parking/visibility - the scheme proposes an extra car parking space within the domestic curtilage utilising the existing opening. The parking standards require one space to be provided for a four bedroom house. Therefore, the spaces provided are above this. Whilst neighbours are concerned regarding on-street parking, this cannot be controlled by the Local Authority as there is no restriction for parking along Richmond Road. Comments have been made regarding the manoeuvring of a vehicle from the garage, however this is an existing garage which could currently be used, therefore the situation is not worsened as the existing situation would remain unchanged.

Impact on amenity of neighbours - Whilst the extension will be closer to the neighbour at no 46, as shown by the Agent's submission regarding light issues, the extension is not considered to cause such an impact on the amenity as to warrant a refusal of the application. Overlooking would not be significantly worsened by the additional window serving the bedroom in the rear elevation.

Conclusions.

The dwellinghouse lies outside the nearby conservation area and is an end of terrace property with garden to the side and rear. The proposed extension has been amended in order that it is subservient to the main property in terms of scale and design and its external finishes will match the existing property. A condition has been imposed that requires the submission of the external finishes to provide a control over the match of the materials. Whilst there is an additional bedroom window in the rear elevation at first floor level, this is not considered to worsen the current situation to warrant a refusal of the scheme. One additional car parking space is shown which will improve the current parking provision at the site. Whilst

objection have been received regarding the parking and highway safety, the double gates are currently in position and the works to provide an additional space could be carried out as permitted development with a Licence from the Highway Authority. It is considered therefore that the proposal complies with the requirements of policy D5 and A1 of the adopted Taunton Deane SADMP and policy DM1 of the adopted Taunton Deane Core Strategy.

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

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