

31/18/0010

ACUTE BUILDING DESIGN LTD

Erection of two single storey extensions at the rear of 21 Woodlands Drive, Ruishton

Location: 21 WOODLANDS DRIVE, RUISHTON, TAUNTON, TA3 5JU

Grid Reference: 326226.124953

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:

(A4) DrNo PL-201 Location Plan

(A4) DrNo PL-202 Site Plan

(A3) DrNo PL-101 Proposed Elevations

(A1) DrNo PL-102 Proposed Ground Floor Plan

(A1) DrNo PL-103 Proposed Floor plans

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

permission.

Proposal

Permission is sought for the erection of two single storey extensions to the rear of the existing dwelling, one to the rear of the garage and one to the rear of the main house.

The application comes before committee as the applicant is related to a member of staff.

Site Description

21 Woodlands Drive is a detached brick built dormer bungalow with a tiled roof. There is a garage to the west of the property with a flat roof linking the garage to the main dwelling. There is an existing hedge to the north of the property and fencing to the east and west.

Relevant Planning History

No relevant planning history

Consultation Responses

RUISHTON & THORNFALCON PARISH COUNCIL - No comments to make.

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.

D5 - Extensions to dwellings,
DM1 - General requirements,

This takes into account the recent adoption of the SADMP.

Determining issues and considerations

The main consideration in determining this application is the impact upon the neighbouring properties.

The two single storey extensions, one off the rear of the main dwelling measuring approximately 4.2m x 9.2m and one linking and extending the existing garage to the main dwelling measuring 10m x 4.1m are to be flat roofed structures. It is considered that the use of the flat roofs will reduce the impact upon the neighbouring properties. There is a 1.8m fence along the western boundary. The fence will reduce the impact of overlooking to the neighbouring property. The eastern boundary consists of a fence with trellis, there are no windows proposed along the eastern boundary of the extension projecting from the main dwelling, it is therefore considered that there will be no significant harm from overlooking. An existing hedge will screen the proposal from the neighbours to the north.

The proposal amounts to a 55% increase in floor area which will result in the loss of 25% of the rear garden area. However the proposal maintains adequate amenity space and is considered to comply with policy D5 as it is considered subservient.

The extension projecting from the main dwelling will extend to within 0.5m of the existing boundary hedge, and will measure 9.2m in length. It should be noted that whilst this is a large extension, approximately 1.5m longer than the main dwelling, under Schedule 2, Part 1, Class A of the General Permitted Development Order (GPDO) 2015 the applicant could erect a 8m extension under the householder notification process.

The proposal includes render to the principal elevation and alterations to the dormer, these changes are considered acceptable and to not have a significant impact on the visual amenity 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