

38/18/0427

MR A HAYES

Erection of a two storey extension to the side of 28 Spencer Avenue, Taunton

Location: 28 SPENCER AVENUE, TAUNTON, TA2 6JP

Grid Reference: 322340.125789

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 2018100 001 Location & Block Plan

(A3) DrNo 2018100 003 Floor Plans, Elevations & Site Layout Plan as Proposed

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

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 imposed planning conditions to enable the grant of planning permission.

Proposal

The application proposes the erection of a two storey side extension to provide additional accommodation. The extension is proposed to be constructed in brick and render with a pitched tiled roof, to match the existing dwelling.

A small porch is proposed to the front elevation. However the applicant has stated this will be constructed under permitted development rights.

Site Description

The site lies within the established residential area of Taunton within the settlement boundary, The site is surrounded by terraced two storey residential properties of a similar age and design. A garage court of ten garages lies to the south of the site. The main garden area to the property extends to the side (north-west).

Relevant Planning History

38/02/0362 - Outline application for the erection of end of terrace dwelling - Refused - 10 October 2002

38/01/0462 - Erection of dwelling on land between 26 & 28 Spencer Avenue - Refused - 21 February 2002 - Dismissed on appeal - 3 January 2003

38/18/0207 - Erection of attached two storey dwelling with associated works - Refused - 14 August 2018

38/18/0432 - Erection of attached dwelling - current application

Consultation Responses

SCC - TRANSPORT DEVELOPMENT GROUP - No comments received.

WARD COUNCILLOR - As one of the Ward Councillors I wish to lodge my objection to this application. It is in fact more or less the same as the one lodged previously and was at that time recommended for refusal. I did lodge my objection at that time, so wish to do the same again.

WESSEX WATER - No objection

Representations Received

Sixteen representations have been received objecting to the proposal on the following grounds:

- lack of adequate space and over-development
- loss of privacy and increased overlooking
- difficulty in parking
- increased noise and traffic during construction
- impact on sewerage system
- detrimental to the open plan aspect of the area
- loss of light and air
- out of character and overall appearance of the residential area
- increase in car parking in the street

- access required to adjoining property for maintenance
- loss of views towards the Blackdown Hills

A petition objecting to the proposal and containing 14 signatures has also been 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,
A1 - Parking Requirements,

Local finance considerations

Community Infrastructure Levy

Not applicable.

Determining issues and considerations

Policy D5 sets out the criteria for extensions to existing dwellings.

The extension is slightly set back from the front elevation and with a slightly lower ridge height, but replicates the form and character of the existing. The extension would appear subservient to the main dwelling. The proposed materials will match the existing and would be in keeping with the dwellings in the vicinity of the site.

No windows are proposed to the first floor side elevation. It is considered that the development would not result in any additional overlooking or loss of privacy for existing dwellings. The residential amenity of other dwellings would not be harmed.

Adequate space would be retained within the curtilage of the dwelling to provide private amenity space, with sufficient space to provide cycle parking. No additional car parking spaces are proposed. Policy A1 requires a maximum of one car parking space for a 4 or more bedroomed house.

The provision of a five bedroomed dwelling would add to housing choice in the area.

A number of representations have been received regarding over-development of the site. However it is considered that sufficient space will be retained around the dwelling to allow the extension to fit comfortably in the site, with sufficient separation distance between the proposed and existing built form.

The proposal complies with the adopted policies and approval is recommended.

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

Contact Officer: Denise Grandfield