

38/21/0429

MR A SULLY

Erection of a single storey extension to the rear of 27 The Avenue, Taunton

Location: 27 THE AVENUE, TAUNTON, TA1 1EB

Grid Reference: 322235.125407

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 L01 Rev A Location Plan
(A2) DrNo P01 Rev B Proposal Drawing
(A2) DrNo S01 Rev A Survey Drawing
(A2) DrNo TS Topo Survey Drawing

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.

Reason for Committee

The application is being considered by Development Management Committee as the

applicant is a Ward Member of Somerset West and Taunton.

Proposal

The proposal for the demolition of existing lean-to conservatory and construction of a single storey rear extension was submitted as Householder Prior Approval, however, the ridge height exceeds 4m and therefore cannot be considered under this process and a Householder Planning application is required. The rear extension shall provide a kitchen dining area and utility room and extension to rear of garage. It would be built in matching materials with brick and weatherboarding walls, UPVC windows and door and concrete tiled roof.

Site Description

The site is located to the north west of the Taunton town centre with access taken from The Avenue. The property is a detached bungalow built with brick and weatherboarding walls, UPVC windows and door and concrete tiled roof.

Relevant Planning History

38/21/0424 – Householder Prior Approval – Withdrawn

Consultation Responses

SC - *ECOLOGY* - No comments received

Cllr C Ellis – No comments received

Habitats Regulations Assessment

N/A

Representations Received

Letters sent to adjoining neighbours and a Site Notice was erected on 27th October 2021.

No comments have 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). Where they are formally adopted, Neighbourhood Plans form part of the development plan under section 38(6).

The Somerset West and Taunton Design Guide is a material consideration. The guide has gone through public consultation and due to be adopted by Full Council on 7 December 2021. Accordingly it can be given weight in the determination of applications.

The National Planning Policy Framework 2021 (the NPPF) is a material consideration.

Relevant policies of the development plan are listed below.

CP8 - Environment,
DM1 - General requirements,
D5 - Extensions to dwellings,

Local finance considerations

Community Infrastructure Levy

The proposal is not liable for CIL.

Determining issues and considerations

The determining factors for consideration are the affects on the amenity of neighbours, the appearance of the proposed development and the impact on the street scene.

Visual impact

The proposed rear extension will be single storey and would be no higher than existing roof height of the property and therefore is subservient in scale which will not adversely affect the character or visual impact of the dwelling. As the extension is on the rear elevation of the property it would have no impact upon the street scene.

Residential Amenity

The proposed rear extension is single storey extension with the same ridge height of the existing property so it would not adversely impact upon the amenity of neighbour property. Furthermore there have been no letters of objection received from neighbouring properties to this proposal.

Ecology

Whilst there is glazing into the eaves there is a good overhang of the rear roof that will assist in reducing artificial light spill.

Conclusion

The proposed development is thus considered to be in accordance with policy DM1 of the Taunton Deane Core Strategy and policy D5 of the Taunton Site Allocations and Development Management Plan (2016). It is recommended for conditional approval.

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

Contact Officer: Mr C Mitchell