

Case Ref: 43/21/0011 (please quote on all correspondence)

06 April 2021

MR DAVID FARROW
WELLINGTON TOWN COUNCIL
28 FORE STREET
WELLINGTON
TA21 8AQ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Dear Mr Farrow

Case Ref: 43/21/0011

Proposal: Erection of single storey extensions to the front and rear, first floor extension to the side, formation of driveway and erection of boundary wall to the front of 8 Elworthy Drive, Wellington as amended by agents email of 30th March 2021 and amended drawings Nos DrNo ED-R0B-EX-101 - Rev B, DrNo ED-R0B-PR-101 - Rev B, DrNo ED-R0B-PR-102 - Rev B, DrNo ED-R0B-PR-103 - Rev B, ED-R0B-PR-104 - Rev B and DrNo ED-R0B-PR-105 - Rev B.

Application Type: Full Planning Permission

Grid Reference: 313798.119767

I attach a copy of the planning officer's report in respect of the above proposal, which is to be discussed at the next appropriate parish meeting. Should you have any queries or require further information please do not hesitate to contact me.

After the parish meeting, if your council is minded to agree with the report and recommendation, please sign and date the reports with any update of the decision made and return to planning@somersetwestandtaunton.gov.uk, this must take place as quickly as possible to allow us to hit deadlines for determinations.

Should any report be overturned please provide written details of the reasons, conditions and appropriate policies that you have considered in making your decision.

We will also require a copy of the parish/town minutes.

This information is now required due to changes in the Planning Appeal process.

All reports and minutes will be updated on the Somerset West and Taunton website.
Yours sincerely

Rebecca Miller

Ms R Miller

Principal Planning Specialist

Case Officer: Denise Todd,

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 07 April 2021
Extended Expiry Date: 23 April 2021 (Yes)
Earliest Decision Date: 05 March 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0011

MR NEWBERRY

Erection of single storey extensions to the front and rear, first floor extension to the side, formation of driveway and erection of boundary wall to the front of 8 Elworthy Drive, Wellington as amended by agents email of 30th March 2021 and amended drawings Nos DrNo ED-R0B-EX-101 - Rev B, DrNo ED-R0B-PR-101 - Rev B, DrNo ED-R0B-PR-102 - Rev B, DrNo ED-R0B-PR-103 - Rev B, ED-R0B-PR-104 - Rev B and DrNo ED-R0B-PR-105 - Rev B.

313798.119767

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 ED-R00-EX-102 - EXISTING FLOOR PLANS
(A3) DrNo ED-R00-EX-103 - EXISTING ROOF PLAN
(A3) DrNo ED-R00-EX-104 - EXISTING ELEVATIONS
(A3) DrNo ED-R00-EX-105 - EXISTING ELEVATIONS
(A3) DrNo ED-R00-EX-106 - EXISTING 3D VIEWS
(A3) DrNo ED-R0B-EX-101 - Rev B - LOCATION MAP
(A3) DrNo ED-R0B-PR-101 - Rev B - SITE PLAN
(A3) DrNo ED-R0B-PR-102 - Rev B - PROPOSED FLOOR PLANS
(A3) DrNo ED-R0B-PR-103 - Rev B - PROPOSED ROOF PLAN
(A3) DrNo ED-R0B-PR-104 - Rev B - PROPOSED ELEVATIONS
(A3) DrNo ED-R0B-PR-105 - Rev B - PROPOSED ELEVATIONS

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

3. The parking space in the garage hereby approved shall at all times be kept available for the parking of vehicles and shall be kept free of obstruction for such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

4. The driveway shall be hard surfaced before it is brought into use and thereafter maintained as such. It shall be made of porous material, or alternatively provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of 8 Elworthy Drive, Wellington.

Reason: In the interests of highway safety.

5. The vehicular parking spaces as shown on drawing number ED-R00-PR-102 hereby approved shall at all times be kept available for the parking of vehicles and shall be kept free of obstruction for such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

6. Any entrance gates erected shall be hung to open inwards and shall therefore be maintained in that conditions at all times.

Reason: In the interests of highway safety.

7. Prior to the construction of the extension samples of the materials, including the colour of the fascias, to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To safeguard 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 entered into pre-application discussions to enable the grant of planning permission.

Proposal

The proposal is for erection of a single storey extensions to the front and rear, first

floor extension to the side, formation of driveway and erection of boundary wall to the front of 8 Elworthy Drive, Wellington

Site Description

The dwelling to which this proposal relates is a detached 2 storey dwelling sited in a staggered position within an existing residential development of mixed dwelling types. There is a side attached garage with driveway to its fore on the west elevation and a small front garden to the fore of the dwelling. The street scene is a mix of single storey and two storey dwellings. The development is largely open plan, however various boundary treatments have taken place.

Relevant Planning History

None

Consultation Responses

WELLINGTON TOWN COUNCIL - To be determined by the Town Council
SCC - TRANSPORT DEVELOPMENT GROUP - Standing Advice Applies

Habitats Regulations Assessment

The HRA issue does not need to be address as extensions to existing dwellings are permissible.

Representations Received

3 x Objections

- Description is misleading
- Loss of light
- Overshadowing
- Loss of privacy
- Adverse visual impact
- Out of Character with the surrounding development
- Materials are not matching and include cedar lap cladding rather than tiles as existing
- Fascia boards should be white to match the surrounding development
- Loss of space between dwellings will result in a cramped form of development

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.

A1 - Parking Requirements
CP8 - Environment
DM1 - General Requirements

Determining issues and considerations

The Principle of Development

The Principle of development is accepted, subject to design, as the proposal relates to an existing dwelling within the settlement boundary for Wellington.

Design

The proposal consists of

- Erection of a single storey extension to the front
- Erection of single storey extension to the rear,
- Erection of first floor extension to the side of the dwelling (over existing garage)
- Formation of driveway
- Erection of boundary wall to the front of the dwelling

Single storey extension to the front

The single storey extension to the front would stretch across the dwelling's whole frontage including the garage. It would project a minimum of 1.2m to 2.7m and would retain a setback to the east of the main entrance. Two pedestrian doorways are proposed on the principle elevation, however one is clearly identified as the main entrance due to its dual pitch roof. The height would be approximately 3.5m over the main window (to the east of the main entrance) and 3.7m over the garage with eaves at 3m and 2.55m respectively. This extension would allow for the existing ground floor W.C. to be relocated and a new shower room to be created. The garage will remain connected to the dwelling by the existing doorway, located to the rear. If the application were to be approved a condition would be imposed for the garage to be for private /domestic use in order to provide the necessary off-street parking.

There is no objection to the proposed single storey extension to the principal elevation

Single store rear extension

The single storey rear extension would project 3m off the original rear wall and would be approximately 2.3m in width. The roof would be dual pitched and have a maximum height of 3.4m with eaves at 2m. Materials to match the existing dwelling are proposed and the proposal would not adversely impact the area of land around the original dwelling. The extension would allow for the creation of a second W.C. and shower room at ground floor level.

Permitted Development Rights allow single storey rear extensions to extend no more than four metres if a detached house, and with a maximum height of 4m. Extensions cannot be higher than the highest part of the existing roof, or have eaves higher than the existing eaves. If the proposed extension is within 2m of the boundary the height at eaves level is restricted to 3m. The proposed rear extension would therefore appear to meet the requirements set by Permitted Development Rights and there is therefore no objection to this element.

Erection of first floor extension to the side of the dwelling (over existing garage)

The first floor extension to the side, originally included a 2m extension over the proposed ground floor rear extension, however the applicant has agreed to remove this from the proposal. The proposal as a whole has been set back and dropped

down from the original dwellings principal elevation and roof line and therefore this element accords with policy D5 (a) in terms of subservience. Two windows are proposed at first floor level on the principle elevation to serve an en-suite with bath and a shower room. One high level narrow window is proposed on the side elevation similar to the existing side elevation windows and this would serve the bedroom. Two high level roof lights to serve the dressing room are also proposed for the principal elevation. An existing window on the principal elevation would be moved 200mm to the east and would match the siting of the ground floor window which is also proposed to move 200mm to the east.

The materials on the principal elevation would be 'cladding' to match the existing and a condition would be imposed for sample materials for the avoidance of doubt as to exactly what has been consented. This condition is deemed necessary as the existing first floor of the dwelling has tiles on its principal elevation at first floor level, however several of the neighbours have rendered this area of their two storey dwellings and some of the bungalows to the east of No.8 have used boarding on their principal elevation.

The side and rear elevations would be in brick with two roof lights proposed on the rear elevation to serve the landing area and bedroom.

This element of the proposal is now considered to be acceptable as the length of the first floor side extension has been. Negotiations were entered into to remove the rear projection (office) as it was considered to have an adverse impact upon the neighbour in terms of loss of light and overshadowing due to it being located on the north elevation. The amended plans have removed the rear projection (office) so that the rear elevation of the side extension is now flush with the original dwelling at first floor level.

The use of cladding and the moving of the windows on ground and first floor level 200mm to the east are considered to be acceptable, as is the length of the first floor side.

Formation of driveway

The existing driveway would be enlarged in order to provide the necessary off-street parking required by policy A1 of the SADMP. The submitted plans show a large gate to match the railings proposed for the wall. The gates would open inwards onto the parking area. If the application is to be approved a condition for a properly consolidated and drained parking area would be required. A condition relating to the gates being only able to open inwards would also be included for the avoidance of doubt and to ensure there was no interference with the highway.

Erection of boundary wall to the front of the dwelling

A low level rendered brick wall with railings above is proposed along with 5 brick pillars; one adjacent to the garage and then four along the boundary with the highway where the vehicular and pedestrian gates would be located. This element was also negotiated as originally the proposal included render in addition to the bricks and railings and additional pillars, which in terms of its visual appearance was considered to be out of keeping with the surrounding development.

The surrounding area has the appearance of an open plan development however some dwellings have erected boundary walls, in particular No.4 which has a similar boundary treatment to that which is now proposed. As a result of the amended plans reflecting the surrounding boundary treatments this element of the proposal is now considered to be acceptable in terms of its design, scale and materials.

Design conclusion

The rear extension would appear to meet the criteria of Permitted Development Rights, whilst the single storey extension to the principal elevation and enlarged driveway are considered to be acceptable.

The amended plans have reduced the length of the side extension, resulting in the removal of the rear projection (office) and have simplified the boundary treatment so that the proposal is now considered to comply with policy DM1 (d) "The appearance and character of any affected landscape, settlement, building or street scene would not be unacceptably harmed by the development". This view is taken as the proposal is considered to reflect the surrounding development in terms of design and materials and will not adversely impact the neighbour to the west in terms of overlooking, overshadowing or visual dominance.

Furthermore the proposal is considered to be appropriate in terms addressing policy D5 of the SADMP, which requires extension not to harm :-

A The form and character of the dwelling, and are subservient to it in scale and design

B The residential amenity of other dwellings.

The proposal is considered to be subservient as it is set back and dropped down from the original dwelling in terms of its design and scale. The rear element of the first floor side extension has been removed and therefore the proposal is no longer considered to be visually overbearing to the neighbour to the west, nor will overlook or overshadow the neighbouring dwelling.

Highway Matters

The Highways Authority have stated that their Standing Advice should be applied.

The proposal would use the existing access, however it would be enlarged in order to provide the necessary off-street parking. The existing garage whilst acceptable in length is too narrow at 2.4m to meet the requirements of Standing Advice, however the proposal would result in the garage being improved in terms of its width, meeting the 3m width x 6m length as set by Somerset County Council. The garage would therefore be a usable space for car parking. To the fore of the garage two parking spaces are proposed each meeting the 2.4m x 4.8m set by the Highways Authority. The proposal is therefore considered acceptable in terms of highway matters, however conditions will be imposed for the garage to be used for private/domestic purposes and for the parking area to be kept free of obstruction in order to provide the required level of parking provision.

Other Matters

3 letters of objection have been received raising issues relating to the description, loss of light, overshadowing, loss of privacy, adverse visual impact, out of character with the surrounding development, use of materials including fascia boards being white to match the surrounding development and loss of space between dwellings will result in a cramped form of development.

The description refers to a two storey side extension and the objector felt that this should have been expanded to include the 2 storey rear element over the proposed single storey extension. The description is considered acceptable as the plans clearly show that the side extension projects pass the existing dwelling over the proposed ground floor extension. The amended plans have addressed the concerns of loss of light, overshadowing and loss of privacy. The proposal is considered to

develop the dwelling to its maximum which, whilst no other dwelling in the surrounding development has been so extended, does not necessarily mean that the proposal is out of character. The design retains the existing first floor frontage and the side extension when viewed from the fore complies with policy D5 in that it is subservient. The proposal for off-street parking is welcomed, and the amended plans for the boundary treatment is now considered to reflect that of the neighbouring properties. If the proposal were to be approved the colour of fascia's could be condition if considered necessary, particularly as it is unclear what colour that will be due to inconsistency in the submitted plans; original 3D elevations show dark colours, elevations show white however neither are annotated. The loss of space between the dwellings has been considered, however applicants are allowed to develop right up to their boundaries subject to suitably designed proposals.

Conclusion

The proposal when viewed as a whole and having been amended is now considered to be appropriate in terms of scale, siting and design as required by policy D5 of the SADMP and to accord with policy DM1 of the Core Strategy.

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

Contact Officer: Denise Todd

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

Planning

Somerset West and Taunton, PO Box 866, Taunton TA1 9GS

Web: www.somersetwestandtaunton.gov.uk/planning

Email: planning@somersetwestandtaunton.gov.uk

Tel: 0300 304 8000

Line opening hours 8:00 am to 6:00 pm Monday to Friday

Case Ref: 43/21/0012 (please quote on all correspondence)

31 March 2021

MR DAVID FARROW
WELLINGTON TOWN COUNCIL
28 FORE STREET
WELLINGTON
TA21 8AQ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Dear Mr Farrow

Case Ref: 43/21/0012

Proposal: Erection of porch to the front of 1 Blackmoor Road, Wellington

Application Type: Full Planning Permission

Grid Reference: 314512.120035

I attach a copy of the planning officer's report in respect of the above proposal, which is to be discussed at the next appropriate parish meeting. Should you have any queries or require further information please do not hesitate to contact me.

After the parish meeting, if your council is minded to agree with the report and recommendation, please sign and date the reports with any update of the decision made and return to planning@somersetwestandtaunton.gov.uk, this must take place as quickly as possible to allow us to hit deadlines for determinations.

Should any report be overturned please provide written details of the reasons, conditions and appropriate policies that you have considered in making your decision.

We will also require a copy of the parish/town minutes.

This information is now required due to changes in the Planning Appeal process. All reports and minutes will be updated on the Somerset West and Taunton website.

Yours sincerely

Rebecca Miller

Ms R Miller

Principal Planning Specialist

Case Officer: Mrs M Pike, Planning Support Officer

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 05 April 2021
Extended Expiry Date: 16 April 2021 (Yes)
Earliest Decision Date: 05 March 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0012

MR & MRS TWIGGER

Erection of porch to the front of 1 Blackmoor Road, Wellington

314512.120035

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 AF9/1 Location Plan & Site Plan
(A3) DrNo AF9/3 Proposed Plans

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

This application seeks permission for the erection of a lean-to porch to the front of the dwelling. It will project by approx. 2 metres off the principal elevation and extend to a height of approx.3.2 metres to the top of the steps that lead up to the front door. The eaves height is 2.3 metres high and it will be finished in brick and tiles to match the main dwelling.

Site Description

This is a detached two storey dwelling finished in brick with a pitched roof of interlocking tiles. The front door is elevated above the footpath and accessed up 4 steps. An open plan front garden wraps around the front and side of the dwelling and beyond than a public footpath and public open space. A double garage and vehicle parking is to the rear of the dwelling.

Relevant Planning History

43/90/0088 - Erection of double garage - CA

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make on this application.

Habitats Regulations Assessment

No additional phosphates. HRA not required.

Representations Received

None 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,

Local finance considerations

Community Infrastructure Levy

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

The proposal will cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary.

It will have no adverse impact on the street scene and cause no significant harm to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and 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

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____

Planning

Somerset West and Taunton, PO Box 866, Taunton TA1 9GS

Web: www.somersetwestandtaunton.gov.uk/planning

Email: planning@somersetwestandtaunton.gov.uk

Tel: 0300 304 8000

Line opening hours 8:00 am to 6:00 pm Monday to Friday

Case Ref: 43/21/0009 (please quote on all correspondence)

29 March 2021

MR DAVID FARROW
WELLINGTON TOWN COUNCIL
28 FORE STREET
WELLINGTON
TA21 8AQ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

Dear Mr Farrow

Case Ref: 43/21/0009

Proposal: Erection of a single storey extension to the side of 183 Barn Meads Road, Wellington

Application Type: Full Planning Permission

Grid Reference: 314284.119688

I attach a copy of the planning officer's report in respect of the above proposal, which is to be discussed at the next appropriate parish meeting. Should you have any queries or require further information please do not hesitate to contact me.

After the parish meeting, if your council is minded to agree with the report and recommendation, please sign and date the reports with any update of the decision made and return to planning@somersetwestandtaunton.gov.uk, this must take place as quickly as possible to allow us to hit deadlines for determinations.

Should any report be overturned please provide written details of the reasons, conditions and appropriate policies that you have considered in making your decision.

We will also require a copy of the parish/town minutes.

This information is now required due to changes in the Planning Appeal process.

All reports and minutes will be updated on the Somerset West and Taunton website.

Yours sincerely

Rebecca Miller

Ms R Miller

Principal Planning Specialist

Case Officer: Mrs M Pike, Planning Support Officer

**CASE OFFICER'S REPORT AND
RECOMMENDATION TO PARISH**

Expiry Date: 29 March 2021
Extended Expiry Date: 23 April 2021 ()
Earliest Decision Date: 26 February 2021
Final Decision Level: Parish Delegation
Decision Type: CA

43/21/0009

MR M ROSTHORN

**Erection of a single storey extension to the side of 183 Barn Meads Road,
Wellington**

314284.119688

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) Location Plan
(A3) DrNo 202101- 08 Existing & Proposed Site Plans
(A3) DrNo 202101-02 Proposed Elevations
(A3) DrNo 202101-04 Proposed Ground Floor Plan
(A3) DrNo 202101-06 Proposed Roof Plan
(A3) DrNo 202101-07 Sections A-A & B-B

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

This application seeks planning permission for the erection of a single storey side extension to form an ensuite bathroom to the main bedroom. The extension will be subservient in height and finished in materials to match the main dwelling. It will infill an area of amenity space to the west of the dwelling.

Site Description

The property is a semi detached bungalow finished in brick under a tiled roof. It is one of four attached bungalows forming a single storey block in a development of similar dwellings. The site is level with provision for off-road parking for two vehicles.

Relevant Planning History

43/20/0130/LP - Application for a Lawful Development Certificate for a proposed single storey extension to the side - RF due to PD rights having been removed by original approval.

Consultation Responses

WELLINGTON TOWN COUNCIL - Will decide.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make about this application.

Habitats Regulations Assessment

No additional phosphates. HRA not required.

Representations Received

None 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,
A1 - Parking Requirements,

Local finance considerations

Community Infrastructure Levy

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) and A1 (Parking provision) 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 extension will be finished in materials and in a style to match the main dwelling. It will be subservient in scale and design and have little significant impact on the form and character of the dwelling.

The proposal is considered to cause no harm to the residential amenity of the occupants of the neighbouring dwellings through loss of light or privacy or dominance on the boundary. The dwelling is set well back behind a 2 metre high brick wall so there will be no impact on the street scene.

As there is no change in the number of proposed bedrooms there is no requirement to add any additional parking spaces at the property, which remain the same. The extension will cause no harm to future amenities, parking, turning space and other services of the dwelling to be extended.

For the above reasons this application is considered to comply with the relevant policies, is acceptable and 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

Parish Council Determination

On behalf of the Parish Council I agree to the above recommendation.

Signature: _____

Date: _____