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## Appeal Decision

Site visit made on 13 December 2016

**by Olivia Spencer BA BSc DipArch RIBA**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 06 January 2017**

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**Appeal Ref: APP/D3315/D/16/3158180**  
**81 Parkfield Road, Taunton TA1 4SD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs Priddle against the decision of Taunton Deane Borough Council.
  - The application Ref 38/16/0152, dated 18 April 2016, was refused by notice dated 4 July 2016.
  - The development proposed is a two storey extension.
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### Decision

1. The appeal is allowed and planning permission is granted for a two storey extension at 81 Parkfield Road, Taunton TA1 4SD in accordance with the terms of the application, Ref 38/16/0152, dated 18 April 2016, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0416/2, 0416/3, 0416/4.
  - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the street scene.

### Reasons

3. The house sits on raised ground at the corner of Parkfield Road and Galmington Road. There is a mixture of building styles in Parkfield Road including a number that combine forward projecting gables with long elevations of the same height running to one side. The proposed development would broadly conform to this pattern. That the extension would have a ridge no lower than the existing house and extend some distance to the side, would not therefore in this instance be detrimental to appearance of the existing house, nor would it appear at odds with the prevailing character and appearance of Parkfield Road.
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4. Buildings running east on Galmington Road from the appeal site have a similar form, with pairs of houses set at an angle to the street. The proposed development would not result therefore in an unduly inconsistent building form when viewed from this perspective. The houses are arranged such that the north side of Galmington Road has no clearly perceivable building line and although the proposal would extend the appeal building towards this road, it would be set away from the highway edge. It would not therefore appear unduly prominent in the Galmington Road street scene.
5. I conclude that the proposed development would therefore have no significant detrimental effect on the character and appearance of the host building or the street scene.
6. The extension would not appear subservient to the original dwelling contrary to the second part of Policy H17 (C) of the Taunton Deane Local Plan and the first part of Policy D5 (A) of the emerging Draft Site Allocations and Development Management Plan. However for the reasons given above it would nevertheless meet the remaining parts of these policies in that it would not harm the form and character of the dwelling. Further it would accord with Policy DM1(d) of the Taunton Deane Core Strategy which states that the appearance and character of the street scene should not be harmed. I conclude the proposal would therefore accord with the Development Plan taken as a whole.

### **Conditions**

7. A condition requiring compliance with the submitted plans is necessary for certainty. Construction using materials that match the existing building is necessary to protect the character and appearance of the area.

### **Conclusion**

8. For the reasons given and having had regard to all matters raised, I conclude that the appeal should be allowed.

*Olivia Spencer*

INSPECTOR