

DC/2016/00529

Provision of raised timber deck to accommodate timber summer house in garden.

4 Toynbee Close, Osbaston, Monmouth, NP25 3NU

RECOMMENDATION: Approve

Case Officer: Joanne Clare

Date Registered: 20/05/2016

1.0 APPLICATION DETAILS

This application relates to a detached property located in an elevated position in the village of Osbaston, Monmouth.

It is proposed to erect a raised decking area at the top of the garden which will house a summer house. The proposed decking will measure approximately 4.2m X 3.5m and due to the steepness of the garden the front of the decking will be raised 1.2m from the floor to make it level. The summerhouse would measure 3.1m X 1.8m and 2.1m in height. The application is presented to Planning Committee as the applicant is a senior officer of the Council.

2.0 RELEVANT PLANNING HISTORY

None

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 Landscape, Green Infrastructure and the Natural Environment

S17 Place Making and Design

Development Management Policies

EP1 Amenity and Environmental Protection

DES1 General Design Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

SEWBREC Search Results - No significant ecological record identified

Monmouth Town Council – Recommends Approval

4.2 Neighbour Notification

No objection received

4.3 Local Member Representations - None to date

5.0 EVALUATION

5.1 Visual Amenity

The proposal is to erect a raised decking platform to house a summerhouse at the top of the garden at 4 Toynbee Close. The summerhouse would be constructed with cedar walls painted grey with granular felt roof tiles in a charcoal colour. To the front façade this will be fully glazed with opening French doors painted light grey. The summerhouse would sit in an elevated position at the top of the garden but would not be prominent or detrimental to the street scene as it is located within the rear garden. The summerhouse would not be harmful to the character or appearance of the dwelling or the local area and therefore complies with policies EP1 and DES1 of the Monmouthshire Local Development Plan.

5.2 Residential Amenity

The proposed summerhouse would not harm any other party's residential amenity. The shed and decking is to be set well away from the adjoining dwellings and therefore the development would not affect any neighbouring properties privacy or private amenity space, therefore it would be in accordance with policies EP1 and DES1 of the Monmouthshire Local Development Plan. There have been no objections to this proposal.

6.0 RECOMMENDATION: Approve

Conditions:

1	This development shall be begun within 5 years from the date of this permission
2	The development shall be carried out in accordance with the list of approved plans set out in the table below