

Photographic Survey

Please note these photos were taken on a Sunday. During the week school staff and parents (Burton Road School) use this area for pick up and drop off. The applicants do not have a problem with this, but the creation of an additional parking space would help ease congestion during these times and ensure the applicant has adequate parking provision for a 3+ bed property (as required by Policy T4 and the SPD Parking) as well as ensuring their children can access the property safely.



This photo is take from the host properties front garden (25 Burton Bank Road) looking south west down Burton Bank Road. There would be no view of the proposed garage from this position.



This photo (above) is taken from Burton Bank Road whilst stood outside the adjoining property (27 Burton Bank Road) looking south west down Burton Bank Road. There would be no view of the proposed garage from this position.



This photo (above) is taken from Burton Bank Road whilst stood outside the host property (25 Burton Bank Road) looking south west down Burton Bank Road. There would be no view of the proposed garage from this position. The owners vehicle is shown on the existing drive with a cover over it.



This photo (above) is taken from Burton Bank Road whilst stood outside the host property driveway (25 Burton Bank Road) looking south west down Burton Bank Road and slightly into the application site. As can be seen there would be visibility of the proposed garage here however as shown this would be no less harm than the vehicle and fence that are currently within this location. The building would match the existing property in terms of style and materials.



This photo (above) is taken from Burton Bank Road whilst stood directly outside the host property driveway (25 Burton Bank Road) looking north west. As can be seen there would be visibility of the proposed garage here, however, as shown this would be no less harm than the vehicle and fence that are currently within this location. You gain a glimpse of the existing single storey extension to the rear which gives you an indication of the amount that would be visible when built. This would be set back on not be a dominant feature in the street scene and would match the gables of both the host property and 23 Burton Bank Road. The building would match the existing property in terms of style and materials.



This photo (above) is taken from Burton Bank Road whilst stood outside 21 Burton Bank Road looking north east up Burton Bank Road. Again, you can just see a glimpse of the existing single storey extension to the rear of 25 Burton Bank Road. Most of the building is not visible and only the guttering and roof can be seen due to existing planting and fencing of the neighbouring property 23 Burton Bank Road and the host property.

As can be seen there would be visibility of the proposed garage from here, however, as shown this would be very limited due to existing planting and fencing which restricts the view. The design in terms of materials and roof style / gable end, even if it was visible, would be in keeping with the host property and 23 Burton Bank Road and be subservient to the host property. It is considered that the proposal would result in minimal if not zero harm in terms of impact on the street scene within this location. The building would match the existing property in terms of style and materials.



This photo (above) is taken from Burton Bank Road whilst stood outside 23 Burton Bank Road looking north east up Burton Bank Road. There would be no view of the proposed garage from this position.



This photo (above) is taken from Burton Bank Road whilst stood outside 23 Burton Bank Road looking north east up Burton Bank Road. There would be limited or no view of the proposed garage from this position. The garage would be set back and therefore, only a glimpse might be seen in this position.





The photo (above) is taken from Burton Bank Road whilst stood directly on the south eastern boundary of Burton Bank Road looking towards both 23 and 25 Burton Bank Road and the gap which is referenced by the planning officer. The proposed garage is to be set back 5.5m from the footpath off Burton Bank Road (so where the double gates are). The two and a half fence panels with horizontal panels will remain. This demonstrates that a significant gap will still remain between the two properties.

The planning officer in his reason for refusal for the previous scheme, which was much larger than this proposed scheme, stated "In the opinion of the Local Planning Authority the proposed extension(s) would be contrary to Local Plan Policies D1 – High Quality Design and Placemaking as well as the Council's SPD 'House Extensions and Other Domestic Alterations' in **that the side extension's width and the front extension's location relative to the remainder of the façade would be architecturally inconsistent with the character of the host property as well as surrounding properties and would as a consequence appear as unduly intrusive and dominant features in the street scene to the detriment of visual amenity.**

The property to the south west (23 Burton Bank Road) has a side conservatory (see image below) This is not architecturally consistent with the character of it's host property or the surrounding properties but it is not, nor was it argued that it would appear as unduly intrusive and dominant feature in the street scene to the detriment of visual amenity.



Whilst the properties on Burton Bank Road were all originally constructed (c. 1911) in a matching design, each property is now unique in appearance due to subsequent extensions (including to the front at no. 1 and 3), the conservatory at 23 Burton Bank Road as well as various porches and roof dormers. These features give the road its character, it is these additional features that have led to other properties continually improving and investing in their properties which has over time raised the overall character and quality of the environment.

The proposed garage would be set further away from the neighbouring boundary (23 Burton Bank Road) than the conservatory of 23 Burton Bank Road is set to the boundary with 25 Burton Bank Road.

