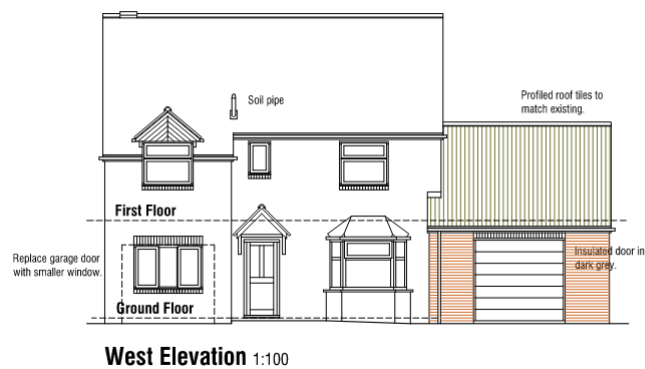




Householder Proforma

Consultees:

Forestry Officer – no objections subject to conditions

UDP Designation: Housing Policy Area

Local Plan Designation: Urban Fabric

Conservation Area: Yes

Relevant History: N/A

Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey side and rear extension and the conversion of the existing garage into a home office.

The side extension is to project 4.75m from the side elevation of the dwelling and project forward, 0.8m, in line with the existing forward projection, with the rear element projecting 2.9m beyond the rear elevation.

The side extension does not have a width greater than 2/3 width of the original dwelling and whilst no set back is provided, the set forward mirrors that of the existing forward projection.

The detached dwelling is located at the head of a cul-de-sac with no properties located to the south, therefore the windows on the southern side elevation would not increase levels of overlooking.

There is a property situated to the north, the glazing in the northern elevation, which due to the minimal boundary treatment along this boundary could lead to some increase in overlooking, however a rear extension could be erected under permitted development which is closer to the boundary and would have a greater impact in terms of overlooking.

Given that the windows would be located in excess of 9m from the boundary, it is not considered that it would lead to an increase levels of overlooking to a detrimental level compared to the level already existing.

The extension is designed to correspond to the existing dwelling in terms of roof design and window and door fenestration and is to be constructed from materials which match the original property.

The conversion of the existing garage to a habitable room, whilst would result in the loss of off street parking, there is sufficient space to the front of the property to accommodate 2no vehicles.

There are protected trees located to the south of the site, whilst no tree survey has been provided some information has been provided demonstrating that all the work is outside of the trees rooting areas and it is considered that in this instance there is sufficient information to determine the application. The tree officer raises no objections to the details provided

Recommendation:

Approve with conditions: