

The Site

Comprises a detached dwellinghouse No 18 Richmond Close, Hightown.

Proposal

Erection of a first floor extension to the side and a single storey extension to the rear of the dwellinghouse

History

None.

Consultations

None.

Neighbour Representations

Last date for replies: 9/6/11. No objections.

Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

MD1	House Extensions
CS3	Development Principles
DQ1	Design
SPG	House Extensions

Comments

The issues to consider are the affects that this proposal will have on the visual amenity of the street scene and on the amenities of the adjoining premises.

The property to be extended is a detached dwellinghouse No 18 Richmond Close, Hightown.

The proposal is for the erection of a first floor extension to the side and a single storey extension to the rear of the dwellinghouse.

The first floor extension to the side of the property will be built over the existing garage and over part of the extension to be built at the rear of the garage and will project sideways towards No 20 by 2.5m measuring in total 7.7m long x 7.3m high with a pitched roof to match the existing but with a lower ridgeline.

There will be an extension built to the rear of the garage to form a utility room and downstairs toilet /shower room.

To the rear of the property and the new utility room a single storey extension will be built which will project beyond the main back wall by 3.1m measuring 7.5m across x 3.7m high.

No16 is set further back in the street scene than this property and so the single storey extension proposed here will sit alongside the side wall of No16 being positioned off the boundary by 1m.

The rear garden here is 12m long and is surrounded by the usual 2m high fences.

The first floor extension will be set back from the main front wall of the property by 0.5m which is acceptable here as there can be no terracing affect as the next door neighbour's property cannot be extended sideways on the boundary with this house and the proposal is positioned off the boundary by 1m. In all other respects the extension to the side complies with the guidelines contained within the SPG.

The rear extension also complies with the guidelines on rear extensions as it will not dominate either of the neighbouring properties and, because of its projection, it will not affect their levels of sunlight, daylight or privacy either.

Having taken all of the above into account, I believe that this proposal, if allowed, would have no significant detrimental affect on either the visual amenity of the street scene or on the amenities of the adjoining residential premises and therefore I recommend that planning permission be approved subject to conditions.

Reasoned Justification

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the visual amenity of the street scene or on the amenities of the adjoining premises and therefore it complies with UDP Policy MD1 and the associated SPG.