DELEGATED REPORT

FILE REFERENCE: SMD/2016/0182

MAIN ISSUES:

The impact on the character and appearance of the area and on residential amenity.

PUBLICITY/REPRESENTATIONS:

Highways Authority: No objection subject to conditions.

CASE OFFICER ASSESSMENT:

Although the side extension is large and wide in relation to the scale of the original house, it would appear subservient to the main dwelling due to the reduced ridge height and the set back of the front wall from the main front wall of the house. It would harmonise with the house in all other respects including the roof design and fenestration. Although it would take up much of the green space between the side of the house and Lyneside Road, the rear part of this space is screened by a boundary fence along the road boundary. Part of the fence which currently adjoins the side wall of the house would be removed to allow for the extension. A 2.5 metre strip of grass verge to the side of the house would still be retained to protect the degree of openness of the surrounding housing development. The extension would be of a similar design and scale to an existing two-storey side extension to a very similar dwelling on a very similar corner plot further down Lyneside Road at No.2 Lancia Close. The proposal would therefore not be out of keeping with the area.

The extension would be a considerable distance from neighbouring houses and therefore would not cause any significant light blocking or privacy issues affecting neighbouring properties. However, the extension would result in more side windows facing the front of houses on the opposite side of Lyneside Road and at a closer distance. These would be “secondary” windows and I therefore consider it would be reasonable to add a condition requiring obscured glazing for those side windows to minimise the scope for overlooking of other properties.

The current access drive is to the rear of the house and enters onto Lyneside Road. There is a proposed new access drive off Lagonda Close but as this is not a “classified road”, planning permission is not required for the new access and therefore adding access conditions recommended by the Highways Authority would not be necessary.

RECOMMENDATION:

APPROVE

Date 17/05/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____