DELEGATED REPORT

FILE REFERENCE: SMD/2016/0183

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

Parish Council: No objection.

CASE OFFICER ASSESSMENT:

The first floor side extension over an existing side garage projection would result in a slight increase in the overall roof ridge height of the house but would also appear subservient to the main house by virtue of the setting back of the front wall of the first-floor side extension back from the main front wall of the house (in accordance with the Council's Design Guide). The roof would also be hipped to harmonise with the original house and other details such as the fenestration would also respect the design of the house. A significant gap would be maintained between the extension and the side boundary to protect the degree of openness in the street scene. The extension would be of a similar size and design to an extension to a similar 1930's style detached house next to the property at No.25 and therefore the proposal would not appear out of keeping with the area.

In terms of residential amenity, no side windows facing No.21 are proposed for the extension. The side windows at No.21 are not primary windows so therefore light provision for No.21 would not be significantly affected. The proposed first floor rear window would allow overlooking of only the rear part of the rear garden of No.21 and I do not consider this would amount to a harmful loss of privacy. Overall, residential amenity would not be harmed by the proposal.

RECOMMENDATION:

APPROVE

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

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____