DELEGATED REPORT

FILE REFERENCE: SMD/2016/0199

MAIN ISSUES:

Design considerations;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Forsbrook Parish Council – No objection.
Neighbours - No comments received.

CASE OFFICER ASSESSMENT:

This application relates to a plot positioned on the north western side of Hillside Avenue, within an area that is predominantly residential in character. The site comprises a circa 1970's semi-detached dwellinghouse with enclosed gardens to the front and rear. The site bounds open Green Belt land to the north west, a neighbouring residential plot to the north east and a strip of highway that leads of Hillside Avenue to the south west. Hillside Avenue comprises properties of varying type. It is noted that properties located to the south west of the application site and south west of Rushton Way comprise of semi-detached bungalows. Whereas properties located to the north east of the application site and north east of Rushton Way comprise of two storey semi-detached dwellings. Though many properties have been extended or altered over time the original character of the estate has been retained.

Design: Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

This application seeks approval for a two storey side extension and rear dormer window. The application has been submitted following pre-application advice in response to the refusal of planning reference SMD/2015/0690.

The proposed extension is to project 3.5m beyond the side, south west facing elevation. It is to extend to a depth of 6.9m allowing for a step of 220mm from the front elevation of the host dwelling. A dual pitched roof is proposed that would follow the same eaves level and ridge height as the existing. The proposed dormer window is to be of a 'box' dormer design with a flat roof. The window is to be stepped in from the side elevation of the dwellinghouse and is to sit below the ridge line of the main roof. Having considered the window, it is noted that this could be constructed under permitted development if the applicants chose to do so following the construction of the proposed two storey side extension.

External building materials are to match those of the host dwelling.

The application site occupies a corner position and forms the last two storey dwelling to the south west on this side of Hillside Avenue. The Council would normally expect a greater degree of subordination between a two storey side extension and the host dwelling, however it is understood that there are examples of other extensions within the vicinity of the site that reflect what is proposed here. These developments do not appear unduly harmful within the context of the wider housing estate and it is therefore not considered that the Authority would be justified in refusing this application on such grounds.

The scale and proportions of the proposed extension are considered to adequately respect the scale and form of the host dwelling. The development has been designed to reflect the architectural characteristics of the application site and wider streetscene. It is therefore considered that this application sufficiently accords

with policy DC1 of the Core Strategy and Chapter 7 of the NPPF.

Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The application site is bound by no.24 Hillside Avenue to the north east and forms the other half of the semi-detached pair. Taking account the positioning of this neighbouring property relative to the proposed extension it is not likely that the development would result in an overbearing impact or loss of privacy to no.24.

No.28 Hillside Avenue is positioned opposite the application site to the south west. A separation distance of approximately 17m would exist between the proposed extension and the north east facing elevation of no.28. A detached garage sits between the north east facing elevation of no.28 and the north east site boundary of no.28. 1 no. habitable room window is proposed within the south west elevation of the proposed extension, however taking account of the distances involved and the positioning of the existing garage it is not considered that the proposed extension would result in significant harm to this neighbouring property, having regard to matters of overbearing impact, loss of day light and privacy.

In excess of 22m would exist between the proposed extension and neighbouring properties located to the south east of the application site. This distance is considered sufficient to not cause significant injury to existing levels of amenity.

Highways: Policy DC1 states that development should meet the necessary car parking standard from the proposed use. The proposed development would result in the provision of 2 no. additional bedrooms, creating 4 no. bedroom dwelling. Sufficient on-site parking is to be retained to serve a property of this size and it is therefore not considered that the proposal would lead to undue harm to highway safety.

RECOMMENDATION:

Approve, subject to conditions.

Date 26/05/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____