DELEGATED REPORT

FILE REFERENCE: SMD/2016/0249 – Dolls House, 98 Godley Lane, Dilhorne

MAIN ISSUES:

Green Belt therefore whether or not disproportionate taking account of previous extension allowed 2005, design, neighbour amenity, street scene.

PUBLICITY/REPRESENTATIONS:
Dilhorne Parish Council – no representations
Public notices – one letter of support: that the development improves the accommodation and provides further off street parking without impacting adversely on adjacent properties.

CASE OFFICER ASSESSMENT:
The property is the southerly of a pair of double fronted semis built directly on to the roadside (back of pavement) giving the appearance of a short terrace in style. The application property has a two storey rear outrigger and beyond that a single storey extension built following planning consent in 2005 (05/01347). The two storey elements appear original and indeed the house as it appears today conforms with a layout visible on the 1922-25 OS map. To the south side of the property is a short gated vehicular drive way leading to a single garage.

Taking the original house to be the two storey elements the total ground plan / floor area adds to 104m^2. The area of the single storey rear extension is 16m^2 and the combined ground and first floor area of the current proposal 23m^2. In total the previous and proposed extensions would therefore amount to 39m^2 or 39% of the original dwelling. Whilst this may be at the upper limit in terms of whether disproportionate or not to the original it is noted that Permitted Development rights would allow a two storey rear extension of up to 3m in depth and given that the proposal is little more at 3.4m it is concluded that in terms of scale and proportion the proposal is acceptable.

In terms of design the proposal is recessed slightly relative to the existing side elevation and as a result both the walls and the roof formation are made to appear subordinate in comparison to the existing (original house) as recommended by the Council's adopted design guide. In materials finish the current property is a balanced mix of original brick and some rendered walls at the rear. The proposal is to be finished in brick to match the brick visible in the current house. Windows and doors to match the style of the existing. There are attractive eaves and verge details in the original building and these should be replicated in the extension by way of positive conditions.

There are no facing neighbouring houses to the rear and the windows proposed in the south side elevation would face a windowless gable in No. 99 at a distance of some 14m and overlook the roof of a side garage. There are therefore no adverse implications for neighbour amenity. The extension would be partially visible from the street scene but would be seen to be in keeping and as such raise no adverse implications.

The proposal includes demolition of a simple form (panel section) garage too small for modern cars. Open driveway would become available sufficient for two vehicles. A TPO tree is sited to the rear of the property and would not be affected but an informative should be included to draw attention to this.

RECOMMENDATION:

Approve

Date 13/06/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____