DELEGATED REPORT

FILE REFERENCE: SMD/2016/0232

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

Parish Council: No adverse comments.

CASE OFFICER ASSESSMENT:

The application is for a two-storey side extension to a detached house at the end of a cul-de-sac on a modern housing estate. This would be set back considerably from the main front wall of the house, would have a lower roof ridge to the main house and also a gap of 0.3 metres would be maintained between it and the side boundary. For the above reasons, the extension would appear subservient to the main house and complies with the Council's design guidance for house extensions. The design of the extension would also harmonise with the appearance of the existing house in terms of its shape, materials, roof design and fenestration. It would therefore not harm the character and appearance of the area.

With regard to residential amenity, there are no primary windows on the side wall of the neighbouring dwelling facing the proposed extension and there would therefore be no significant loss of light provision affecting that property. The proposed rear first-floor window would overlook less of the garden of the neighbouring property than the current rear first-floor windows. There would be no significant loss of privacy affecting the neighbours.

RECOMMENDATION:

APPROVE

Date 29/06/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____