DELEGATED REPORT

FILE REFERENCE: SMD/2016/0257

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

None.

CASE OFFICER ASSESSMENT:

The application is for an L-shaped single-storey rear extension to a bungalow. The longest part would have a pitched roof and the other side would be flat-roofed. Although the Council's house extension design guidance aims to resist flat-roofed extensions, this part would not be visible from outside of the site. The rest of the extension would harmonise more with the design of the bungalow and would not be prominent from the road.

With regard to residential amenity, the proposed extension would be separated from the property to the west by a garage structure which would be retained and therefore the extension would have no impact on the residential amenities of that property. The property to the east side would also be unaffected as there are no primary side windows on the neighbouring dwelling and the nearest rear primary window would be a considerable distance from the extension. The 45 degree line from this window would not be broken and therefore the design guidance would be complied with. There would be no significant impact on light provision at that property. The proposed windows would not overlook neighbouring properties to a harmful extent and therefore the level of privacy would not be materially affected.

RECOMMENDATION:

APPROVE

Date 28/06/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____