DELEGATED REPORT

FILE REFERENCE: SMD/2016/0317

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

Parish Council: Not unneighbourly

CASE OFFICER ASSESSMENT:

The application is for a single-storey rear extension which would span the whole width of the two-storey house and would project 2.9 metres from the rear wall. The design would harmonise with the design of the house. It would not be visible from the road.

It would not affect residential amenity due to the gaps between it and the neighbouring properties. The 45 degree lines from the rear windows of the adjacent dwellings would not be broken and therefore no light provision to the neighbours would be lost. There are no side windows to the dwelling to the north. There is a side window at the dwelling to the south but light to this window is already restricted by a fence and the side wall of the dwelling on site. The proposal would not restrict light to this window further especially as the application property is on lower ground than the dwelling to the south.

It would not be possible to overlook other properties from the proposed windows to a harmful extent.

RECOMMENDATION:

APPROVE

Date 06/07/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____