DELEGATED REPORT

FILE REFERENCE: SMD/2016/0302

MAIN ISSUES:

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

PUBLICITY/REPRESENTATIONS:

An objection has been received from an adjacent neighbour in response to the amended plans on the grounds of loss of outlook and light affecting her bedroom and living room.

CASE OFFICER ASSESSMENT:

This is a revised scheme of house extensions. Planning permission was granted for rear extensions under application SMD/2015/0620. This scheme put in with this new revised application proposed a larger first-floor rear projection and also a roof terrace above the single-storey rear extension. This was considered to be unacceptable because the enlarged extension would have blocked light to a rear bedroom at the adjoining house (it would have broken a “45 degree line” measured from the mid point of the neighbours window) and also the roof terrace would have led to a high degree of overlooking into the rear garden of the adjoining property.

The new application has been amended. The part of the rear first-floor projection nearest to the neighbours house has been cut back to the same projection as the previous approved scheme which does not interfere with the “45 degree line”. This would leave an enlarged roof terrace but an obscure-glazed privacy screen would be placed along the side (and diagonal part) of the terrace which would restrict overlooking to the rear part of the neighbouring rear garden and this would not amount to a harmful loss of privacy. This screen would break the above “45 degree line”. However, these would have a restricted height and would not have a roof or covering above them. The glazing material would also allow better light distribution than a solid brick wall of the same height. A condition can be added requiring more specific details of the screens including their height and glazing materials.

No objection was received from the occupant of the adjoining house in relation to the original scheme put in with this new revised planning application. However, an objection was received in response to the scaled down amended plans considered to amount to a loss of outlook and light affecting rooms at both first floor and ground floor level. As outlined in this report, the reduction in the amount of flank wall would block less light into the first floor rooms than the previous scheme and also less development would be visible from the same rear windows. The ground floor rear windows of the neighbouring dwelling are set further back slightly towards the rear of the property (roughly level with the proposed first floor rear wall) and therefore the impact on these windows would be even less.

There would be no additional impact on the visual amenities of the area. The altered scheme would not detract harmfully with the appearance of the house and the altered parts of the scheme would not be visible from the road.

RECOMMENDATION:

APPROVE

Date 01/08/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____