

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The verandah subject of this application is not readily visible from the public realm or streetscene of Herons Way by virtue of its position to the rear of the application site. As such, it is not considered that the development would result in any impact which would be considered detrimental to the visual amenity of Herons Way or detract from the character and appearance of the area.

7.4 Notwithstanding the above, it is considered that the proposed size, scale, design and appearance of the proposal is deemed appropriate when considered in context with the main dwellinghouse and respects the existing built form. The development would therefore meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 Whilst it is acknowledged that the application site is a detached property, the properties on the south/west side of Herons Way are sited in relatively close proximity to each other, albeit on a slightly staggered building line. The result of this is such that the adjacent neighbour to the north (No. 24 Herons Way) is marginally set back from the application site.

- 7.6 The verandah subject of this application extends from the rear wall of the original dwellinghouse by approximately 3 metres and back from the shared boundary with the adjacent neighbouring property (No.24 Herons Way by approximately 0.5 of a metre. On this basis and by virtue of the set back of the neighbouring property, the verandah only marginally extends beyond the rear wall of No.24 Herons Way. The current boundary treatment which separates No.22 & 24 currently comprises a close boarded timber fence (approximately 1.8 metres in height) which provides screening from the adjacent neighbouring property and by virtue of the open nature of the verandah, it is not considered that the development would result in any loss of light, privacy, outlook or appear overbearing to No.22 Herons Way.
- 7.7 The verandah would be sited approximately 5 metres away from the shared boundary with the adjacent neighbouring property to the south (No. 20 Herons Way) and as such would be unlikely to result in any impact which would be considered harmful to the neighbouring amenity of this property.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01108 subject to the following conditions;

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (2017-22Herons)- received 12th October 2017

Block plan- received 24th October 2017

7 photographs submitted showing the proposed rear, side and roof elevations- received 26th October 2017

Reason: - To ensure provision of a satisfactory development.