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|-----------------|---------------|---------------|-----------------|
| Site Address:   | <LocAddress1> |               |                 |
| Proposal:       | <Proposal>    |               |                 |
| Application No: | <CaseFullRef> | Expiry Date:  | <ExpiryDate>    |
| Applicant:      | Mr P Britcher | Team:         | <AreaTeam/D>    |
| Agent:          | Mr A Brown    | Case Officer: | <CaseOfficer/D> |
| Ward:           | Purbrook      |               |                 |

Recommendation: <AnISCommDcnTyp>

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## **1 Site Description**

The site is located in residential area of Purbrook which consists of a residential suburban area all of which are of a similar design and layout with onsite parking provision. The site consists of a two-storey, semi-detached dwelling of brick and tile construction. The rear plot is enclosed and is of a reasonable size. The property has already been extended by means of a single storey rear conservatory.

## **2 Planning History**

None relevant on Acolaid

## **3 Proposal**

Two storey side extension with rear conservatory.

## **4 Policy Considerations**

National Policies  
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Local Plan (Allocations) 2014

AL1 - Presumption in Favour of Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None

## **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: 6

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: None

## **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) Effect on the neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway Implications

(i) Principle of development

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

(ii) Effect on neighbouring properties

7.3 The neighbouring property that would be would closest to the scheme is the dwellings directly to the west of the site. However, it is considered that there is sufficient separation distance between both elements of the proposal and these dwellings. There are no windows proposed at 1st floor level within the side elevation which would cause overlooking, indeed the existing 1st floor window would be lost and permitted development legislation would prevent it being reinstated in the new elevation in the future. It is considered that all other dwellings that are adjacent to the site are set sufficient distance away from the proposal so as no to be impacted to a detrimental extent. The proposed conservatory is located to the western side of the site - away from the adjoining dwelling by over 3m.

(iii) Effect on the streetscene

7.4 The design appears sympathetic to the main characteristics of the dwellinghouse. It therefore not considered that the proposal will adversely affect the character of the streetscene. The adjoining neighbour has a very similar style two storey extension and there is sufficient space around the two dwellings such that a terracing effect will not be created.

(iv) Highway Implications

7.5 It is not considered that there would be a detriment to highway safety or amenity so long as any permission is conditioned such that 3 parking spaces remain on site as the number of bedrooms is increasing.

## **8     Conclusion**

- 8.1   It is considered that the proposed two storey side and rear conservatory are unlikely to appear overbearing to neighbouring dwellings, result in a loss of light or be detrimental to the visual amenities of the streetscene and is therefore it is considered that the application is in accordance with policies CS16 and DM13 of the Core Strategy and is therefore recommended for approval.

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## **9     RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to  
<AnISCommDcnTyp> for application APP/15/01014 subject to the following conditions

<SQLDCConReaText>

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