

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for 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: 3

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 Whilst the single storey side addition is visible from the public realm, it is important to note that there are many examples within Ellisfield Road where a single storey side addition has been provided. This appears to be a common characteristic within the existing streetscene which is likely to have formed part of the original development.

Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwelling and respects the existing built form. The proposal is therefore considered to be acceptable and is not likely to result in any adverse impact on the character and appearance of the area. The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

It is important to note that the applicant could construct a single storey side extension utilising the property's Permitted Development rights provided the addition does not exceed 4 metres in height or exceed half the width of the original dwelling. Whilst the proposal could not be considered under the Permitted Development in this instance by virtue of the materials used in the construction (brick) and the width of the side addition, the difference between the PD criteria and the side addition subject of this application is

very minor in nature.

(iii) Effect on neighbouring properties

- 7.4 Due to the location of the single storey side addition, it is not considered that the development would result in any negligible impact upon neighbour amenity. Immediately adjacent to the single storey side addition (west) is an area of public open space and to the south west is an end of terrace two storey dwelling (which replicates the style and design of the application site) which is sited a significant distance away from the proposal. It is important to note that this property also benefits from a single storey side addition.

On this basis, it is not considered that the development would result in any loss of light, privacy, outlook or overlooking to the surrounding and adjacent neighbours and therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy).

It is noted that no letters of objection were received in relation to this scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The proposal is therefore considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/01055 subject to the following conditions:

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

Location plan- received 20th October 2016

Block plan (Ref: 01)- received 12th October 2016

Ground floor plans and elevations (Ref: 01)- received 12th October 2016

5 Photographs submitted- received 19th October 2016

Reason: - To ensure provision of a satisfactory development.