

1 Site Description

10 Mill Road is a large detached dwellinghouse, different in style, and situated on a higher level to those around it. It is set back from Mill Road by approximately 60 metres and is accessed by an unsurfaced road, which also serves number 10a to the Southwest. There is no structural boundary treatment between the front gardens of this property and number 10a. The dwellings of 12, 14 and 16 Mill Road are approximately 36 metres from the property and are separated by a 2 metre-high close-boarded wooden fence. To the Northwest border are properties along the Southeast side of the road 'Brightside'.

2 Planning History

03/68782/000

Demolition of garage, construction of two storey side extension providing living accommodation above car port. Garage to rear. Mono pitched roof over flat roof to south west elevation - Refused for the following reasons;

The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupiers of the adjacent residential properties 15, 17 and 19 Brightside.

Development of the site in the manner proposed would amount to over-development, in that its proximity to the boundary of 10a Mill Road and the scale and massing of the extension would prove detrimental to the amenities of 10a Mill Road.

The proposed window on the northwest elevation is likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties.

3 Proposal

First Floor Rear Extension. To create an ensuite to master bedroom.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Design and effect on streetscene
- (iii) Effect on residential amenity

(i) Principle of development

7.1 The dwelling is within the urban area and as such further development is acceptable in principle, so long as it accords with the development control considerations as assessed below.

(ii) Design and effect on streetscene

7.2 It is not considered that the first floor extension would be unacceptable on the grounds of the impact that it will have on the dwelling house or the surrounding area. If anything, it will infill an existing disjointed section of single storey flat roof, resulting in a more cohesive and practical building design.

(iii) Effect on residential amenity

7.3 The separation distance from all adjacent dwellings is sufficient so as in planning terms not to create an unacceptable degree of loss of sunlight, overbearing impact or create issues of overlooking

8 Conclusion

8.1 It is considered that the application is in accordance with local plan policies, in particular with Core Strategy policy CS16 and that it should be permitted subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00949 subject to the following conditions