



- Concerns regarding the rear adjoining sheds if removed

### **Planning and Environmental Considerations:**

*The NPPF states “within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking”. Amongst these 12 principles, it further goes on and states that: “planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*

The main planning issues are considered to be the visual impact/design, impact on neighbouring amenity and whether the proposal would respect the existing character and setting.

### **Visual Impact and Design**

The extension will reflect the shape and form of the dwelling and will not significantly harm its character and appearance. Being situated at the rear of the property it would not be visible nor would have an unacceptable impact on the street scene.

The scale of the 2 storey extension is modest, minimal in scale and the appearance of the host dwelling would not be changed significantly, the changes when seen in context with the neighbouring property would not cause serious harm to the appearance and character of the host dwelling or the surrounding area.

The ground floor element would project 2700mm from the rear elevation with a height of 2780mm and the width would be 5129mm. The first floor element would project 2002mm and have a pitched roof with an overall height of 6108mm for the 2 storey. It would have a total width of 3887mm. The proposed roof line will be set lower than the original roof of the dwelling which appears to be modest and in keeping.

In conclusion, the extension reflects the shape and form of the existing dwelling and is not visually disproportionate, thus complies with the aims and intentions of Policy HS5. The application is thus acceptable in this regard.

### **Impact on Residential Amenity**

With regard to the amenity of the adjacent neighbours, the proposal complies with the 45 degree test for the 2 storey element due to the minimal scale of the extension. Therefore the extension would not cause any significant over-looking, loss of light or loss of privacy given the separation distances and scale and orientation of the proposal.

The proposal raises no significant concerns in respect of any impact upon the adjacent neighbours. No objections have been received from the residents to this effect.

### **Conclusion**

It is considered that proposed extension to the dwelling is of a good design and will not harm the character of the area. It is also considered that the proposal will not harm neighbouring residential amenity or highway safety. It is therefore concluded that planning permission should be granted.

**Recommendation:**

That planning permission be granted

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the following approved drawing:
  - *Drawing No. Hourihan/02, received 08 Oct 2018*
  - *Block Plan, received 08 Oct 2018*

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.