



In this instance it is also worth noting that, as a mirror image of the applicants property, the rear elevation at ground floor level of the neighbouring property also benefits from a kitchen window on the opposite side which also provides light into the open plan rear space thus the rear door, which is non-compliant within this scenario cannot be classed as the principle source of light to the room. The windows which could be classed as the primary sources of light on that elevation both pass on the commonly acknowledged BRE tests.

If we also apply the widely accepted 25 degree rule vertically from the centre of the neighbouring window it would demonstrate that the proposed height of the extension at 3m would also be compliant.

In terms of assessing the harm of the proposal in relation to loss of light we can therefore demonstrate that the proposal would cause no significant increase in harm over and above that already present given the boundary treatments and planting already in situ and that it complies with at least one of the tests referred to in the pre-application advice. This was discussed and acknowledged with [REDACTED] and it was expressed that the impact was not thought to be of a significant enough nature to warrant a refusal of the subsequent planning application. The summary section of the pre-application advice report also did not request any changes be made to the rear element of the proposal thus it was not deemed to have a harmful effect or warrant any reason for refusal of a planning application.

Overlooking:-

There are no proposed windows on the north facing side elevation of the single storey rear extension. The south facing aspect of the side extension has one window which will serve a bathroom and will therefore be obscure glazed and non-opening below 1.7m from finished floor level therefore it is agreed within the pre-application advice response that there is no impact on the neighbours privacy from any additional overlooking.

Overbearing:-

The rear single storey extension will extend beyond the existing rear elevation by 6m to accommodate the sitting room and bedroom. This is 2m longer than the recommendation of the Borough Design Guide for development close to a boundary, however it is acknowledged within the pre-application advice report that it would sit within an enclosed garden which is in excess of 20m in length. Therefore, given the limited height of the proposal and its flat roof design, it would not result in a significant overbearing impact on neighbouring amenity to warrant refusal of a planning application.

Highways:-

The existing property is a 3 bedroom dwelling which is in single occupation with the benefit of a single motor vehicle. As noted previously in this statement the purpose of the proposed



extension is to offer accommodation which will support the applicants deteriorating health into the future to allow him to still reside in his home should his mobility and ability to navigate the stairs become an ongoing issue. The proposal creates an additional bedroom on the ground floor to give the applicant more flexible living accommodation but it should not be considered that this is providing any addition in terms of the occupancy of the building as this is not the case or the intention.

Whilst we understand that there is a need for the thought of future provision of off-street parking for the property, and we can demonstrate that a reasonable level could be achieved, we do not feel that it is appropriate to provide a large parking area which would not be utilised and thus reduce the green space to the property frontage. We note the recommendations of the pre-application advice to set back the proposed side extension and to provide 3No. car parking spaces of 2.5x5m however, this was discussed with [REDACTED] during our telephone conversation and it was agreed that clarity on the need for the extension and the intended use should negate this requirement under this application. In terms of the provision of cycle parking, for the reasons noted above, we do not feel that this is appropriate to this application.

Ecology:-

The pre-application advice confirmed that the ecology officer had been consulted and that the proposed extension works did not require a bat survey to be submitted.

1. Site Access

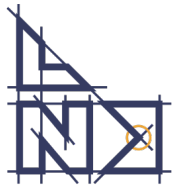
The application site is currently accessed via a dropped kerb off of Hilltop Road, this is intended to be re-used and there are no plans for this to be widened at this time due to the reasons explained in the highways section above.

2. Disabled Access

The proposed extension has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle and the circulation spaces within the property will be better suited to the needs of an ambulant disabled individual.

3. Landscaping

The site is heavily landscaped and where possible the landscaping will remain in situ. To the rear of the property some landscaping will need to be removed to facilitate the rear extension however all landscaping will be retained where possible to limit the impact of the proposed works.



4. Appearance

The appearance of the dwelling will be largely unchanged in terms of its character and the addition of the side and rear extensions when viewed in the context of the street scene will be subservient to the host dwelling and very much in-keeping with other such extensions within the area. The proposed front porch extension will be the most prominent feature but this will sit harmoniously with its surrounding and not appear too dominant within the street scene.

The materials and external finishes of the proposed extension will match and harmonise with the existing dwelling and surrounding properties.

5. Conclusion

We have engaged with the local authority to obtain pre-application advice and have discussed and addressed any concerns which were raised within the response that we received. Through the process of design we have, in conjunction with the LPA, actively looked to address any concerns either from the LPA or indeed from neighbours to ensure that any potential harmful effect of this proposal is minimised and/or negated.

We feel that the proposal represents an efficient and sustainable use of the existing building which future proofs it's ongoing use and allows the applicant to continue to live in a home and an area which they feel a part of.

We believe that the proposal causes no significant harm to neighbouring properties and/or the wider area.

The pre-application advice was largely positive and the subsequent conversations with [REDACTED] [REDACTED] were positive and constructive in agreeing that the proposal should be supported in obtaining planning consent.