

10 Andrews Road**Planning Statement**

15/02/25

This application is a resubmission of an expired planning application on the site for an identical scheme.

192443

Proposal: Householder Application for the proposed erection of single storey side extension with insertion of 2no rooflights, following part demolition of existing side extension, plus conversion of existing garage to create habitable accommodation (store), retention of existing rear raised patio/decked area, internal alterations and changes to fenestration to dwelling.

In the officers report they noted the following.

APPRAISAL

The proposal complies with the Borough Design Guide in respect of:

Residential amenity – see under issues ☒

Design/Character – see under issues ☒

Garden depth ☒ Separation distance ☒

Adopted parking standards – see under issues ☒

The following issues have been identified:

Design/Character

The host dwelling is a two-storey semi-detached dwelling with attached garage to the side and an existing single storey rear extension and raised patio/decking area to the rear of the property.

The proposed conversion of the existing garage/store makes no changes to the front elevation of the dwelling. The rear section of the existing store and gym area is to be demolished and replaced with a new single storey side extension which is shown to be set in a minimum distance of 300mm from the side boundary. It has been designed with a flat roof including 2no rooflights and with a maximum height of 3.3m. Given that it is set in from the boundary and will not be visible from the street scene, it is considered to have an acceptable impact on the character of the area.

The proposal also makes provision for the existing front porch to be externally insulated and rendered and this is also considered to have an acceptable impact on the character of the street scene.

Impact on Neighbours

The replacement single storey side extension includes a single large picture window in the rear elevation which will face into the enclosed rear garden and will be protected from overlooking by the existing 1.7m high fencing along the side boundary.

The existing raised patio/decking area will be retained as part of the proposal and there is no further proposed change to the existing floor level of this raised area. It is not considered to result in any unacceptable overlooking or loss of privacy to the nearest neighbouring occupier at No. 8, Andrews Road.

Parking

There will be no increase in habitable rooms however the existing garage will be removed. The submitted drawing indicates driveway parking for three vehicles will be provided and the level of parking is therefore considered acceptable.

The driveway shall be surfaced with hard bound material and the dropped crossing extended (to approx. 7.5m) to provide acceptable access to the widened driveway. The access works require separate consent from the councils dropped crossing officer.

A storage area has been retained, and this is suitable for cycle storage in accordance with the Council's standards.

Conclusion

Based on the previous approval and that the councils design guide hasn't made any changes to it that would make the previous approval impossible we believe that the identical scheme should be approved.