DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0148 – 63 St. Lawrence Avenue

DATE OF SITE VISIT: 27/4

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to a semi detached bungalow on the south side of St Lawrence Avenue. The property has been extended into the roof. The site is not in a conservation area and is not listed. It has protected trees within it including a Magnolia in the centre of the rear garden.

PROPOSAL

Permission is sought to extend to the rear at single storey level. The extension measures 3.44 metres in depth and is 7.2 metres in width. It is to be flat roofed with a hipped mock pitch roof around it to a maximum height of 3.44 metres. Three rooflights are proposed on the flat roof behind the pitch.

RELEVANT PLANNING HISTORY:

07/1179 – Proposed rear dormer and side roof extension. Refused 12.11.07

07/1463 – Proposed rear dormer and side roof extension. Granted 7.1.08

RELEVANT PLANNING POLICIES:

RES7, BE1, H16 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Health: No objection subject to contamination watch condition.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is

considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The neighbouring property, No. 61. has a similar depth single storey rear extension adjoining the shared boundary. This extension has a solid flank wall and is flat roofed with a parapeted finish. The proposed extension will sit alongside 61's extension. A boundary wall between the two properties is to be rebuilt once footings have been laid.

The proposed extension will have no impact on the living conditions of occupiers of No. 61. It will be slightly deeper and slightly higher but overall the scale and design are considered to be acceptable. The three flat roof rooflights will be obscured from view behind the mock pitched roof proposed.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved Plans
3. Contamination watch
4. Materials to Match

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... Date..... 27/4.....

Authorising Officer sign..... Date... 28.4.11.....