The Planning Inspectorate

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www.planning-inspectorate.gov.uk

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PLANNING APPEAL

DEVELOPMENT SERVICES
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If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: **If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.**

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MR MATTHEW SCOTT

Organisation Name (if applicable)

Address 21 ADRIAN DRIVE BARWELL

LEICESTERSHIRE Postcode LE9 8GB

Daytime Tel 07810010893 Fax

Email SCOTT_MATTHEW@CAT.COM

I prefer to be contacted by Email ✓ Post

B. AGENT DETAILS (if any) FOR THE APPEAL

Name SIMON CHESHIRE

Organisation Name (if applicable) C/O AXON BECKETT LTD

Address WS THE QUARTERS 65 DRUID STREET

HINCKLEY Postcode LE10 1QG

Your Ref 08/00963/FUL

Daytime Tel 07754070000 Fax 01455233773

Email PLOT64@TALKTALK.NET

I prefer to be contacted by Email ✓ Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA HINCKLEY & BOSWORTH BC

LPA's application reference no. 08/00963/FUL

Date of the planning application 03/10/08

Date of LPA's decision notice (if issued) 20/11/08

D. APPEAL SITE ADDRESS

Address 21 ADRIAN DRIVE
BARWELL
LEICESTERSHIRE

Postcode LE9 8GA **Note: Failure to provide the full postcode may delay the processing of your appeal.**

Is the appeal site within a Green Belt? YES NO ✓

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised (and agreed) while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

ERECTION OF 1 DWELLING HOUSE

Size of the whole appeal site (in hectares) 0.02

Area of floor space of proposed development (in square metres) 114.64

Has the description of the development changed from that entered on the application form? YES ✓ NO

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to: *Please tick **ONE** box only* ✓

1 Refuse planning permission for the development described in Section E. 1 ✓

2 Grant planning permission for the development subject to conditions to which you object. 2

3 Refuse approval of the matters reserved under an outline planning permission. 3

4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. 4

5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). 5

OR

6 The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. 6

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views.

✓

W: ✓

1 WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site <u>unaccompanied</u> by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public foopath, bridleway or other public land?

YES ☐
NO ✓

b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

YES ✓
NO ☐

If the answer to **1b** is 'YES' please explain

THE REAR OF THE SITE IS ENCLOSED & THE INSPECTOR MAY WISH TO ENTER THE SITE TO ASSESS THE SCHEME IN TERMS OF PRIVATE AMENITY SPACE & THE RELATIONSHIP WITH NEIGHBOURING PROPERTIES.

H: ☐

2 HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

I: ☐

3 INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and particularly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

PLEASE REFER TO ENCLOSED GROUNDS OF APPEAL DOCUMENT.

H. GROUNDS OF APPEAL (continued)

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

*Please tick **ONE** box only* ✓

If you are the sole owner of the whole appeal site, certificate A will apply:

CERTIFICATE A A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B B ☐

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the Guidance Notes for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served

CERTIFICATES C and D C & D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying Guidance Notes and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'. ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: a ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: b ☐

Tenant's Name	Address at which the notice was served	Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✓

1 A copy of the original **planning application** sent to the LPA. 1 ☐

2 A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). 2 ☐

3 A copy of the **LPA's decision notice** (if issued). 3 ☐

4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. 4 ☐

5 A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. 5 ☐

6 A list (stating drawing numbers) and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). 6 ☐

Copies of the following must also be sent, if appropriate:

7 **Additional plans, drawings or documents** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: 7 ☐

8 Any relevant **correspondence** with the LPA. 8 ☐

9 If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application; 9a ☐

(b) all plans sent at outline application stage; 9b ☐

(c) the original outline planning permission. 9c ☐

10 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. 10 ☐

11 A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). 11 ☐

12 If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. 12 ☐

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted).*

2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature S K CH Date 27.1.06

Name (in capitals) SIMON CHESHIRE

On behalf of (if applicable) MR MATTHEW SCOTT

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

1 COPY to us at:

The Planning Inspectorate
Registry/Scanning Team
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

1 COPY for you to keep

When we receive your appeal form, we will:

1 Tell you if it is valid and who is dealing with it.

2 Tell you and the LPA the procedure for your appeal.

3 Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE
If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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DEVELOPMENT SERVICES
27 NOV 2008
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TOWN AND COUNTRY PLANNING ACT 1990

APPEAL UNDER SECTION 78

Grounds of Appeal prepared for Mr Matthew Scott against the refusal of Hinckley & Bosworth Borough Council to grant planning permission for the erection of 1 dwelling house adjacent to 21 Adrian Drive, Barwell, LE9 8GB.

The application Ref 08/00963/FUL, dated 3 October 2008, was refused by notice dated 20 November 2008.

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Appendices

Appendix I	Statement made to Planning Committee & request
Appendix II	1:500 Block Plan Rev A
Appendix III	Photographs of existing boundaries

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1.0 Introduction

1.1 The application was determined on Tuesday 18th November 2008 by members of the Planning Committee appearing as item 12 on the agenda. This appeal is a response to the case officer's report to committee, the associated late items and member's decision to accept the recommendation of refusal.

1.2 The appellant exercised his right to speak for two minutes in favour of the proposal before Committee members and a copy of the prepared statement is included in Appendix I. Also included is the request to speak and for a committee site visit to take place.

1.3 Due to the nature of the development and to fully appreciate the local context, a Committee site visit was requested so members could assess the positive contribution the overall scheme would make to reinstate the "open plan" nature of Adrian Drive and Glyn Close. Although requested, members did not undertake a visit.

2.0 Key Issues

2.1 The report to Committee clearly states there are **no objections** in terms of:

a) design, eaves/ ridge height or materials.
b) highway safety or parking provision.
c) impact on the private amenity of the adjacent properties or separation distances.

There are **no objections** from the Statutory Consultees.

2.2 In the first reason of refusal, the LPA cites the **siting and size only** on which to base the primary recommendation of refusal; all other policy and material considerations are deemed to be acceptable.

The application was judged against Policy BE1, and specifically BE1 (a)

3.0 The case for the appellant: Reason 1

3.1 As already noted and readily apparent from the committee report, the scheme either meets or exceeds all of the policy requirements with (in the opinion of the LPA) the exception of BE1 (a). However, the appraisal of the scheme raises some significant inconsistencies in relation to the main reasons of refusal i.e. **siting and size.**

3.2 **Size**

3.3 The elevations and the street scene demonstrate that the new development is clearly proportionate in terms of scale and size. The committee report supports this and under "Amenities" states:

"the proposed dwelling would not result in a loss of privacy to neighbouring residents as it is not significantly different to the relationship of other dwellings on the estate."

3.4 Furthermore, under "Design" the officer concludes:

"The proposed design of the dwelling with the mixture of brick and render and the projecting gable details are considered to be in keeping with the appearance of the properties in the area. The ridge and eaves heights correspond to other dwellings in the area. There is no objection to the proposed dwelling in terms of its design."

3.5 The design and size are inextricably linked and proportionately the street scene and elevations demonstrate the new development is in fact in scale with the existing dwellings and does therefore meet the requirements of BE1 (a).

3.6 If the design is deemed as acceptable and in keeping with the appearance of the properties in the area, then the claim that the development would be incongruous and dominant is contrary to the officer's overall appraisal.

3.7 The justification for this conclusion appears in the report under " Character and Appearance" that states:

"The footprint of the dwelling is generally larger in both width and depth than surrounding properties, resulting in over development and having a negative impact on the street scene."

This statement appears to focus upon the 1:500 Block Plan, but it must be appreciated that the footprint of the porch is included and gives the impression the gable on the southern elevation is larger than it actually is. For clarity a revised 1:500 Block Plan (1:500 Block Plan Rev A) omitting the porch is included in Appendix II.

3.8 In terms of actual measurements, the total floor area of 21 Adrian Drive is 98.64 sqm, with the proposed development measuring 114.64 sqm (not including porch). This represents an increase of just 16 sqm over two storeys. In addition, the width of the eastern elevation of 21 Adrian Drive is 7.2m and the corresponding elevation of the new dwelling, including the gable on the southern elevation, is only 6.5m. Finally, the width of the proposed western elevation is 5.6m and only projects 2.5m beyond the rear elevation of the existing property.

3.9 When considering these measurements and comparing the relatively small increase in total floor space of 16 sqm over the existing dwelling, it is unreasonable of the LPA to describe the proposal resulting in over development of the site or having a negative impact on the street scene, especially given the officer's positive comments on the design of the scheme and how it protects the private amenity of the neighbouring properties.

3.10 As noted in the Design and Access Statement, 21 Adrian Drive and all of the immediate properties adjacent to it are "as original". Under the recently amended householder permitted development rights, these properties could all significantly extend the existing footprints without requiring planning permission. Even where permission was required, current Local Plan policy would support both side and rear two storey extensions of this nature. The fact the LPA has approved two-storey side extensions at the nearby properties of 40 Adrian Drive and 9 Glyn Close supports this view.

3.12 The issue of the larger footprint is marginal at best and ignores the wider context and existing Local Plan policy and related nearby decisions. It fails to account for recent changes to National guidance in the form of PPS 1 & 3 and the 2008 amendment to the GPDO and development within the curtliage of a dwelling house.

4.0 Siting

4.1 Closely related to the above points is the second element of the first reason of refusal, siting. Local Plan policy and changes to the GPDO would support a significant two-storey side and / or rear extension to the existing property, where the perceived impact on the character of the area would not be dissimilar to the proposed dwelling.

4.2 The LPA agrees the existing built form has a staggered arrangement and the geometry of the junction of Adrian Drive and Glyn Close means the new development will not result in reduced visibility from the junction. This is a critical admission as it shows the LPA were judging the new development from one view only, that from Adrian Drive.

4.3 Under " Character & Appearance" the committee report states:

"There is a slight stagger to the building line where the development follows the curve of the highway. The proposed dwelling would be located on a prominent corner and would extend beyond the building line to the back edge of the highway."

4.4 The 1:1250 Location Plan shows the variation in stagger on Adrian Drive and Glyn Close. When viewed in relation to the building line of Adrian Close, the new dwelling does appear to be significantly closer to the back of the footpath on the original 1:500 Block Plan. However, the amended Block Plan (Rev A) in Appendix II omits the porch and shows the actual extent of the proposed footprint. Due to the geometry and gradient of Adrian Drive, and the

existing boundary treatment and vegetation, as the site is approached from the east a very different perspective is presented.

4.5 The whole of the western boundary and the southern boundary up to the rear elevation of the existing dwelling is totally enclosed by a 1.8m close board fence that is erected to the back of the footpath. The group of silver birch on the western boundary will be retained thereby maintaining the visual interest and verdant quality of the existing street scene. This existing arrangement means the new development cannot be "read" when approaching from Adrian Drive, but instead must be considered when viewed from the principle sight line of Glyn Close.

4.6 Once again allowances need to be made for the inclusion of the porch on the original Block Plan. Rev A shows the built form of the southern elevation is actually 2 metres behind the existing fence and the back of the footpath on Adrian Drive. This combined with the trees that are to be retained, reinforces the fact that the view from Glyn Close is the principle street scene on which the development should be judged.

4.7 The address of the proposal may be Adrian Drive but number 21 is one half of a semi-detached property that clearly forms part of Glyn Close. Accepting that Glyn Close is the principle street scene means that the LPA must also accept that the new dwelling does respect the existing building line. In determining the application the case officer and members failed to appreciate the existing character of the street scene and viewed the proposal from a flawed assumption i.e. there would be a detrimental impact on Adrian Drive.

4.8 With the removal of the non-native conifer trees and the formation of the off street parking for the existing dwelling, the open plan nature of the Close would actually be enhanced and the visibility for road users improved.

4.9 The photographs in Appendix III show the existing western and southern boundary treatment to the back of the footpath and the existing incongruous and dominant presence in the street scene to be the conifers that currently enclose the site.

4.10 With the issues of siting and size addressed, and the proposal viewed within the correct local context, the LPA simply cannot sustain the argument that the scheme would result in an incongruous and dominant form of development. Evidence of this is apparent in the appraisal of the scheme and the inconsistencies contained in the body of the report relating to the siting and size of the development, and the subsequent recommendation made to committee.

5.0 The case for the appellant: Reason 2

5.1 Under the "Provision of Recreational Land" the committee report states:

"The application site is located within 400m of Kirkby Road Open Space and therefore the proposal, if acceptable would require a contribution to be paid towards the maintenance of the existing open space."

Having made reference to the SPD on Play and Open Space Developer Contributions, it states (under paragraph 2.5 on page 6 of the document) in the case of developments consisting of only one dwelling, the level of provision to be made will be determined according to individual circumstances.

5.2 Although reference is made to Kirkby Road Open Space, no other information is provided on the status of this land in terms of the need for contributions for additional provision or maintenance. Indeed the committee report does not even give an indication of what this figure would be, assuming a contribution is justified according to the individual circumstances of this application.

5.3 The proposed dwelling is not deficient in private amenity space for the future occupants, therefore the appellant has quite rightly questioned the unsubstantiated claim made by the LPA that just because the scheme is located within 400m of the open space, "therefore" the development would be required to make a financial contribution.

5.4 In the absence of any robust evidence or justification, the inclusion of this reason of refusal is unreasonable and fails to meet all of the tests set out in Circular 05/2005. There is no indication on how the amount would be calculated according to the individual circumstances of the application, or as to how the contribution would be spent and within what time frame.

5.5 In addition to the lack of evidence produced by the Council indicating that there is a shortfall of open space within the locality, it is also unreasonable to consider that the reduction in private garden area, where the proposed new gardens would meet normal criteria established by the Council, justifies the provision of additional open space or play facilities. In the individual circumstances, the appellant does not consider that the absence of a financial contribution towards the provision of public open space should warrant a reason of refusal as the proposal does not conflict with the policies relating to this issue.

6.0 Conclusion

6.1 PPS3 Housing states "If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment." The aim of this element of PPS3 can be directly related to this application. The proposal was conceived from the

outset to adhere to the fundamental principles of good design and the efficient use of previously / under utilised land in accordance with both National and Local Plan policy. Despite some inconsistencies contained in the committee report relating to the issues of siting and size of the development, the majority of the content of the report is supportive of the application.

6.2 With the clarification of these inconsistencies covered in the grounds of this appeal, and the application site framed within the correct local context, it is respectfully requested that the aims of both National and Local Plan policy should not be inflexibly applied and the appeal should be allowed and the application approved subject to appropriate conditions.

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Appendix I Statement made to Planning Committee & request for Committee site visit.

Simon

From: "Matthew Scott" <Scott_Matthew@cat.com>
To: <cllr.dgould@hinckley-bosworth.gov.uk>
Cc: <sarah.humphries@hinckley-bosworth.gov.uk>
Sent: 11 November 2008 15:47
Subject: Planning application @ 21 Adrian Drive, Barwell.

Dear Councillor

Further to my recent planning application for a property development at 21 Adrian Drive Barwell I am requesting a Committee site visit so that the members may judge the impact of my proposed development for themselves. In addition I am requesting the opportunity to speak on the night of the Committee Meeting.

Due to the tight time scales I have sent this request by e-mail rather than by post.

Regards

Matthew Scott

Prepared statement read by Matthew Scott in support of the erection of one dwelling house adjacent to 21 Adrian Drive, Barwell, LE9 8GA before members of Hinckley & Bosworth Planning Committee Tuesday 18th November 2008. Agenda item 12 (page 73) reference 08/00963/FUL.

Each planning application should be judged on its merits and in this particular case, the officer's report to Committee clearly identifies a number of merits to the scheme.

Officer's ONLY concern is that the siting and size would be out of character with other properties in the vicinity.

In terms of size, the EAST ELEVATION of the submitted plans clearly demonstrates the proposal is in scale with the adjacent properties.

In line with the recent changes to householder permitted development rights, Local Plan Policy would support an application for a 2-storey side extension ATLEAST HALF the width of the existing house, which is 7.3 metres, and a REAR extension projecting ATLEAST 3 metres beyond the existing elevation.

The LPA has approved similar 2- storey side extensions at 9 Glyn Close & 40 Adrian Drive.

The impact of such extensions and alterations would not be substantially different from the proposed development.

The impact on the street scene is clearly the key issue.

The principle view on which this development should be judged is that from Glyn Close running North to South, not when approaching from Adrian Drive.

There will be little change in the street scene when travelling up Adrian Drive as the existing group of Silver Birch will be retained along with the existing 2 metre fence directly adjacent to the footpath. The main WESTERN ELEVATION is only 5.6 metres in width and is set 2 metres from the back of the footpath.

The existing bank of conifers that dominate, and currently enclose the site, will be removed. This will reinstate the "Open Plan" nature of the Close and this is further enhanced by the proposal respecting the principle building line of Glyn Close and maintaining the depth of front gardens.

The width of the new dwelling is not larger than the adjacent houses and Local Plan Policy would support the extension of the adjacent properties to occupy a similar footprint.

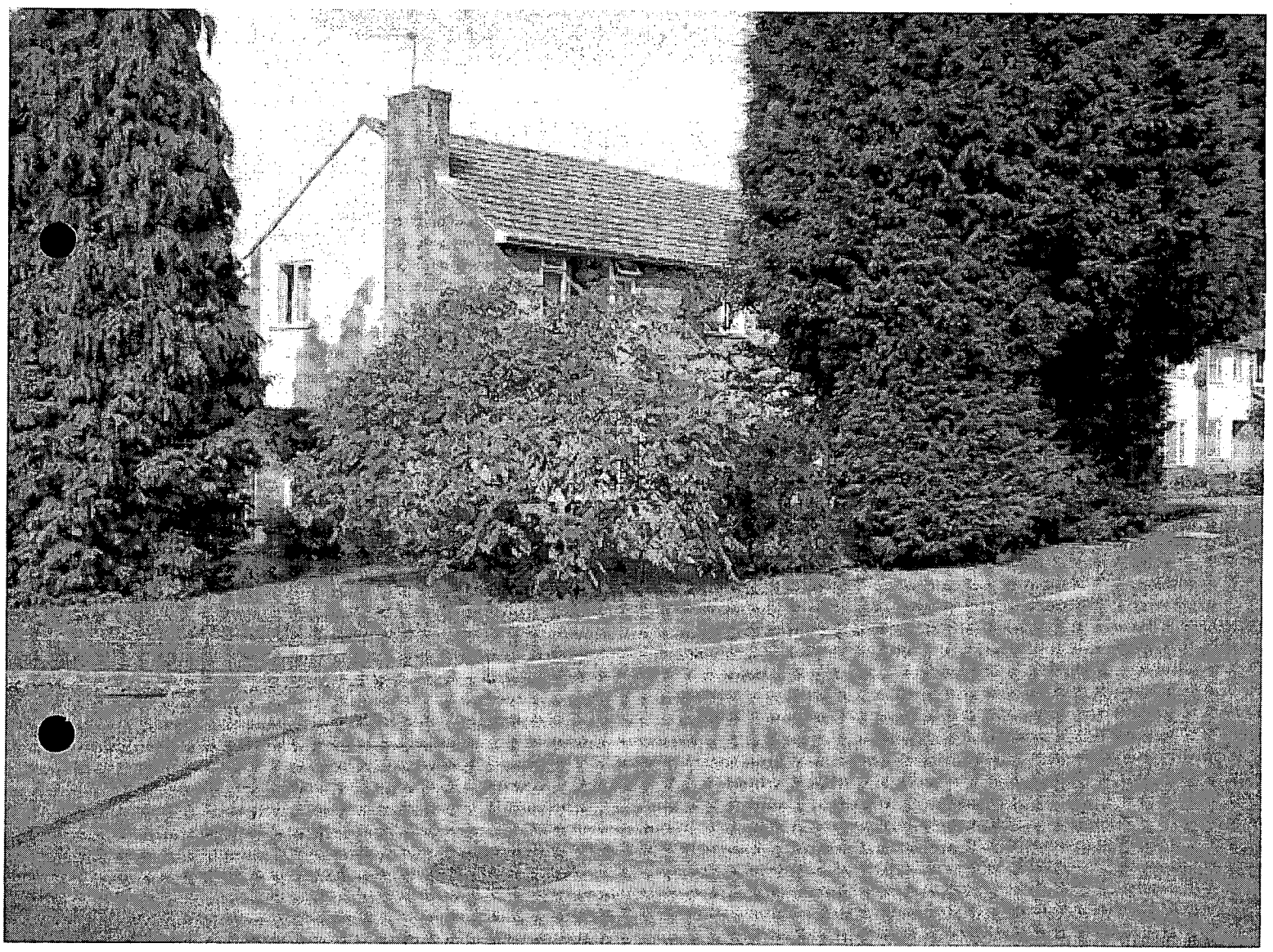
With the issues of size addressed and design agreed, I consider that the proposal successfully responds to the local context and recent national guidance.

I consider the development would not appear strident or out of place in the street scene and for the reasons given above, I request that members overturn officer's recommendation and approve the scheme subject to appropriate conditions.

Appendix II 1:500 Block Plan Rev A

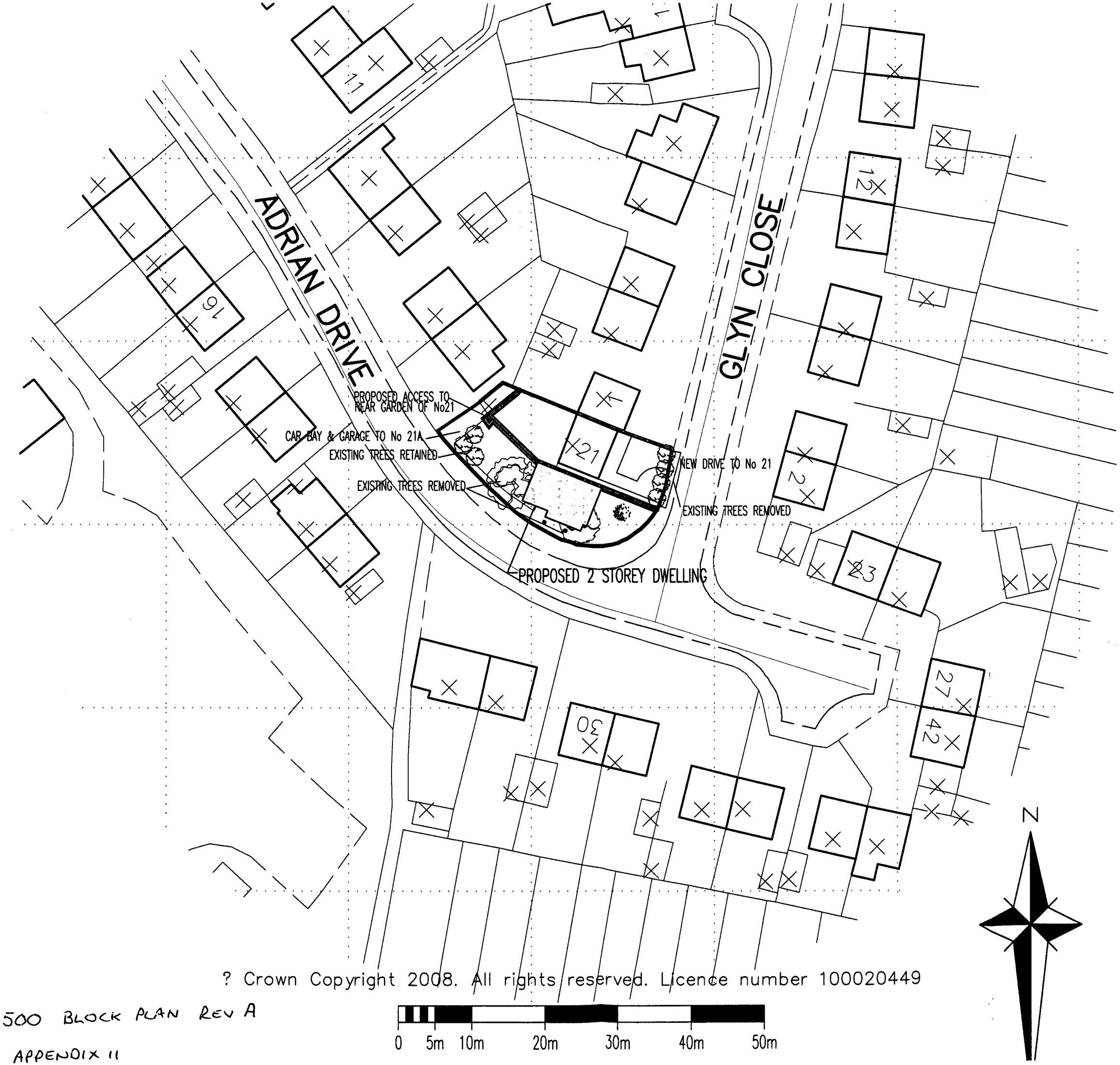
Appendix III Photographs

Junction of Adrian Drive and Glyn Close demonstrating the dominant and enclosing nature of the existing conifers that are to be removed as part of the application. The removal would enhance the principle street scene of Glyn Close and restore the open plan design of the estate.



Western elevation of existing dwelling when approaching from Adrian Drive showing the 1.8m fence to the back of the footpath and the group of silver birch to be retained.





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1:500 BLOCK PLAN REV A

APPENDIX II