

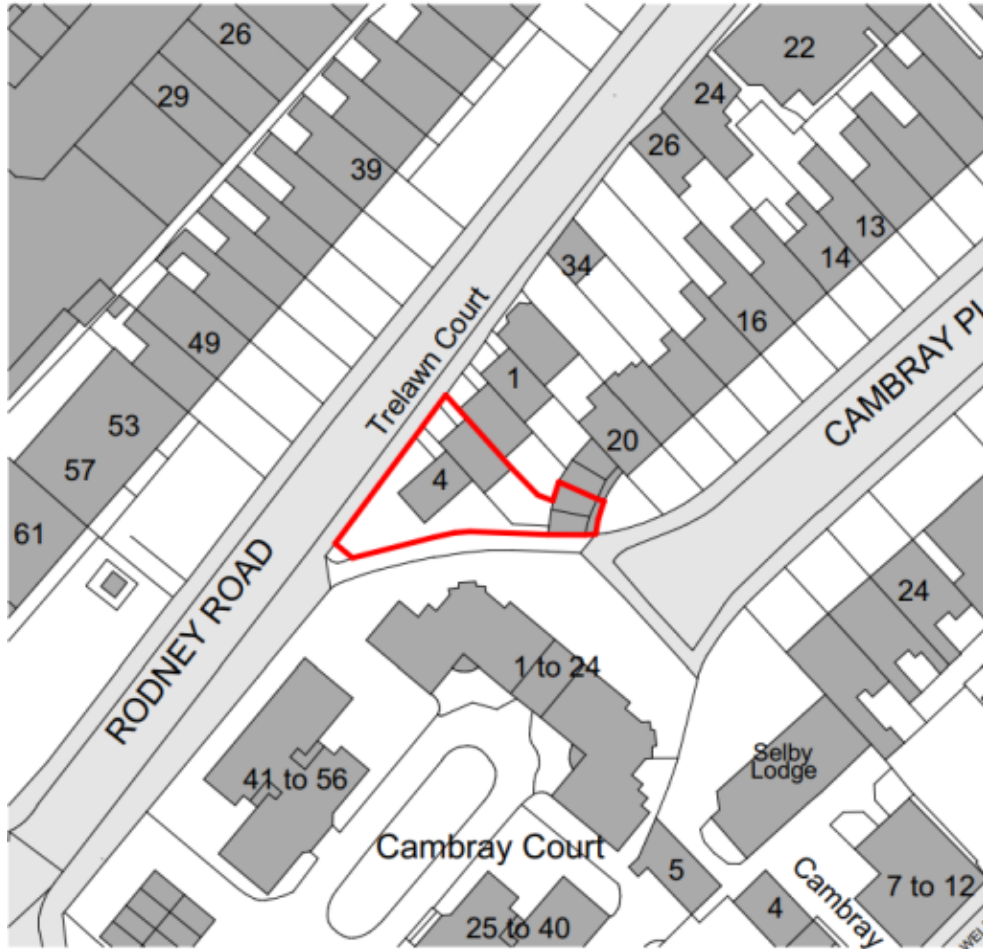
3 Trelawn Court

23/00775/FUL

Single storey extension to the rear of both 3 and  
4 Trelawn Court

Recommendation: Permit

Site location plan



Google earth image





# Google earth 3D

Application site

No.2





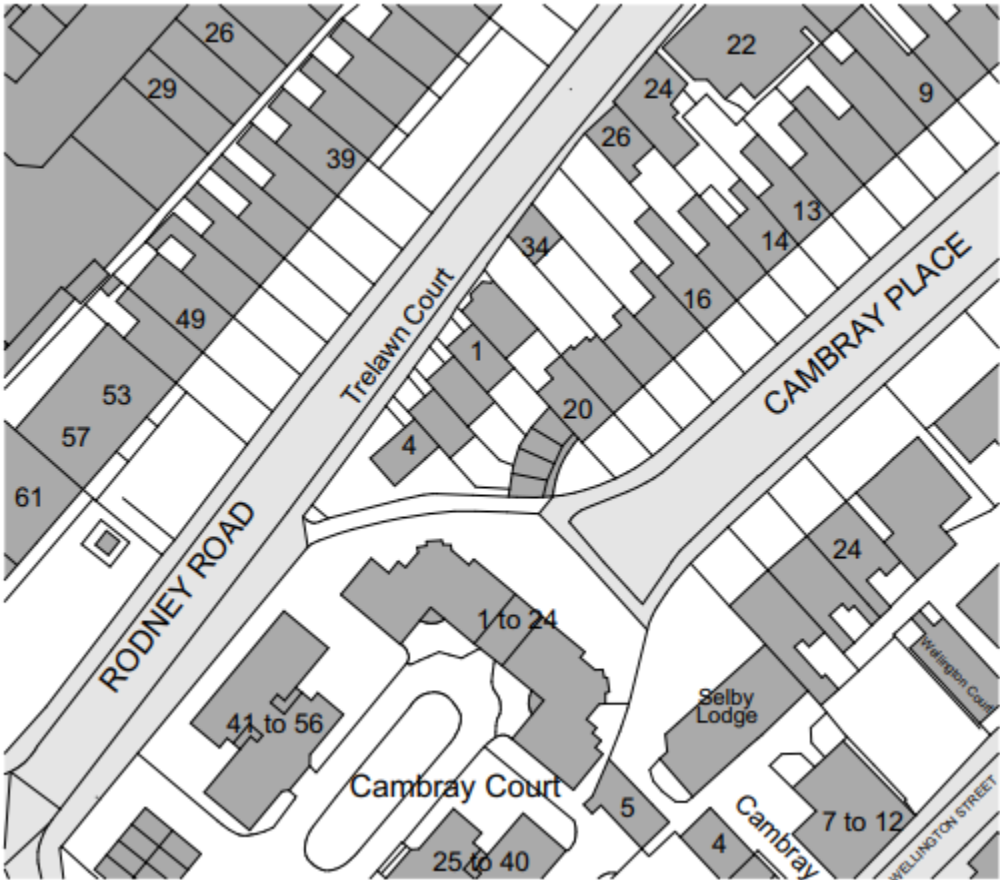
# Site photos



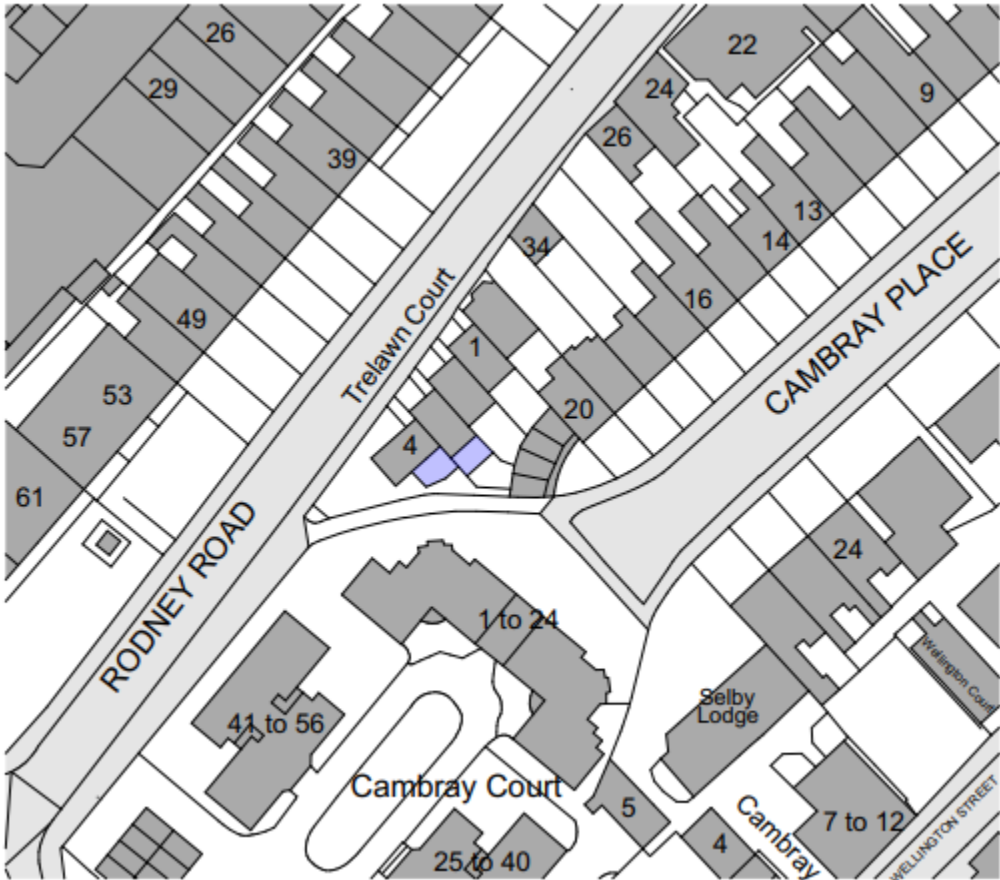
Page 4



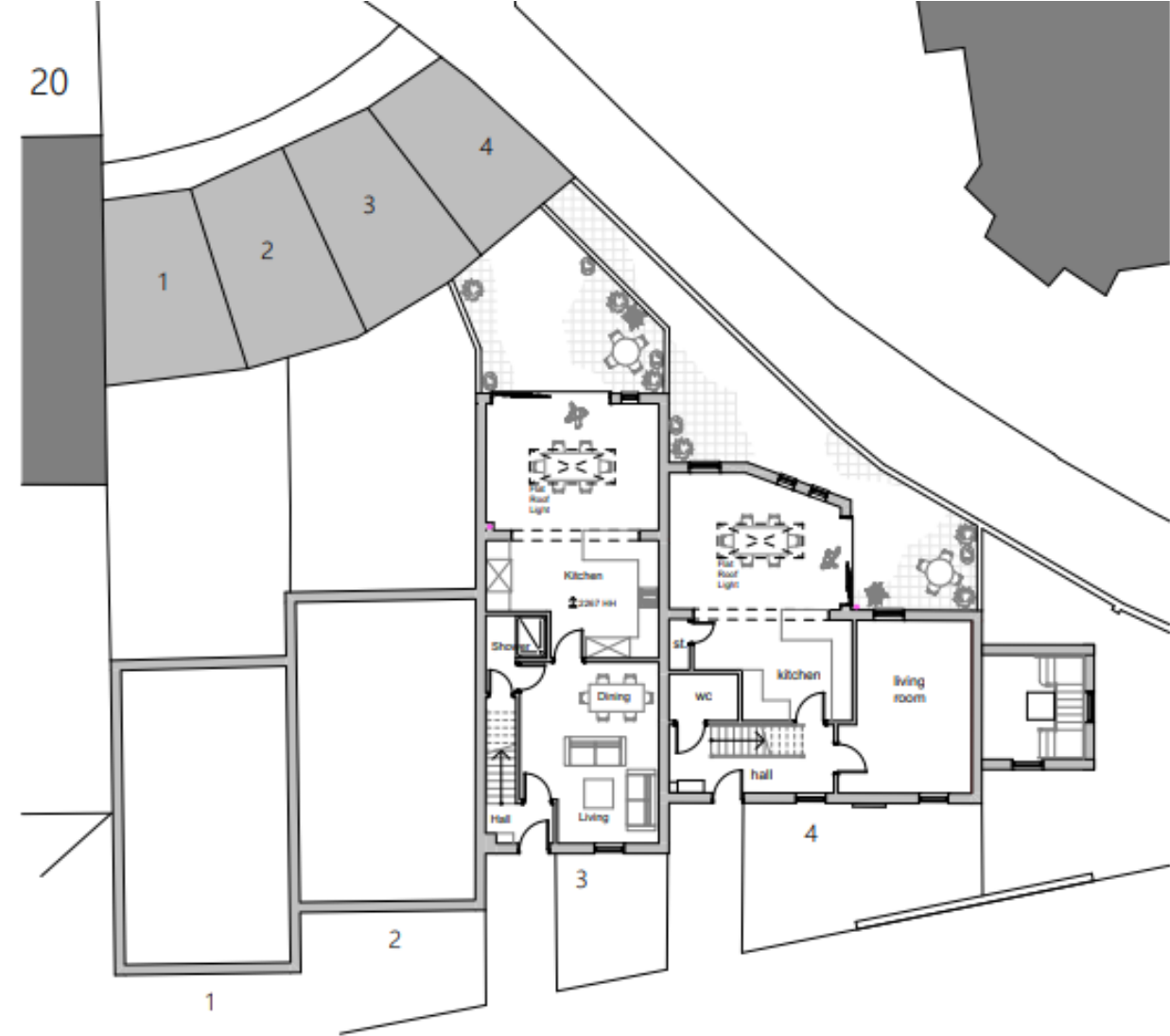
Existing block plan



Proposed block plan

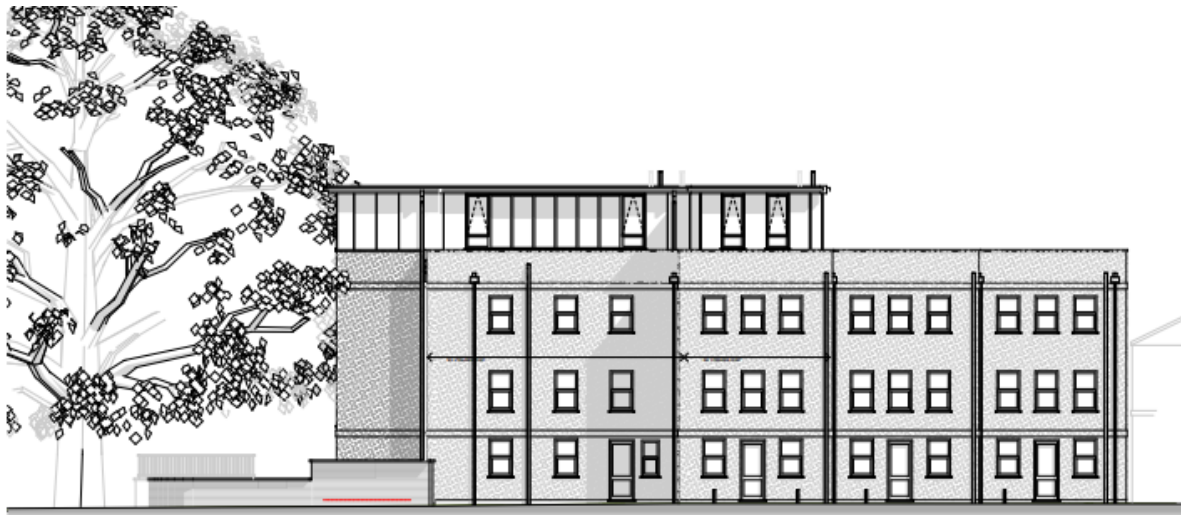


# Proposed ground floor plan

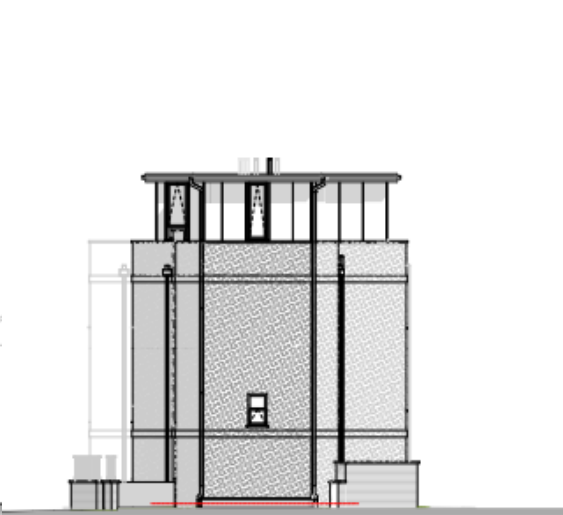




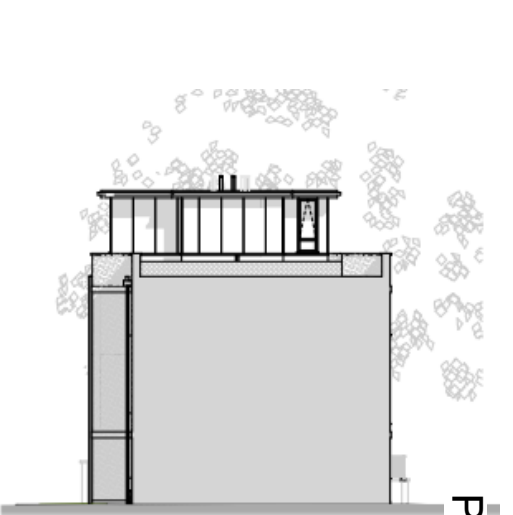
# Existing and proposed elevations



Existing rear



Existing side (south west)

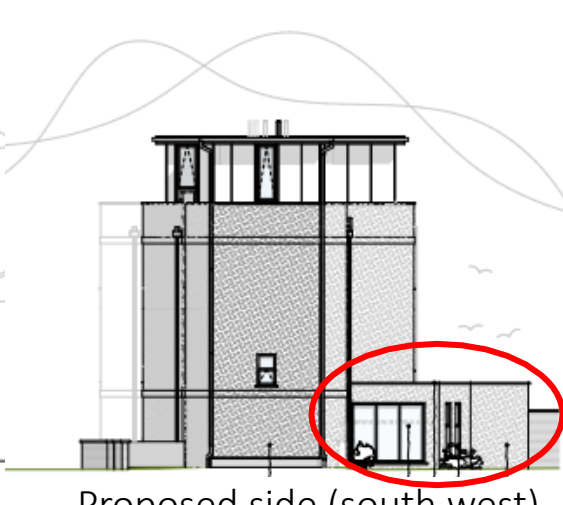


Existing side (north east)

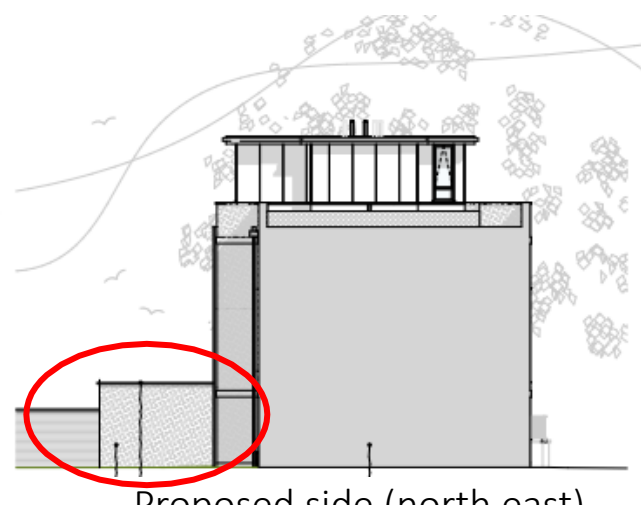
Page 7



Proposed rear



Proposed side (south west)



Proposed side (north east)

# Summary of recommendation

- The key matters for consideration are design and neighbouring amenity.
- The extension would have a flat roof with white rendered elevations to reflect the contemporary design of the existing dwellings; all windows, doors, and detailing would also match existing. Whilst the extension would adopt a fairly large footprint, it is single storey, can be easily accommodated within the site, and would clearly read as a subservient, later addition to the properties. Only limited views would be available from the public realm.
- The amenity impacts of the development on neighbouring properties, in particular no. 2 Trelawn Court, have been carefully considered; however, for the reasons set out within the report, officers are satisfied that the proposals would not result in any significant harm in terms of privacy, outlook or daylight.
- Overall, the proposed development accords with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the suggested conditions set out within the officer report.



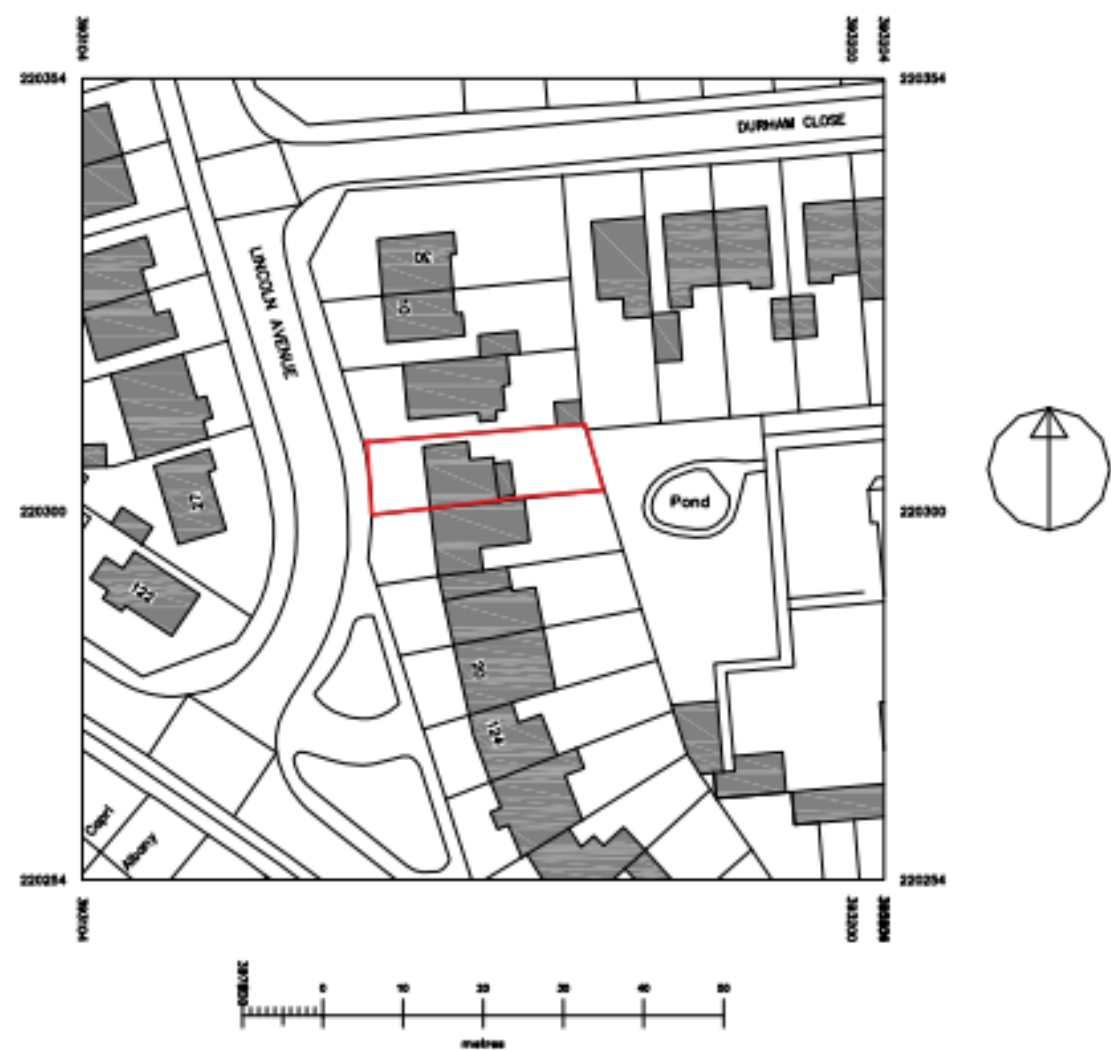
14 Lincoln Avenue

23/00860/FUL

Two storey side and single storey rear extension

Recommendation: Permit

Site location plan



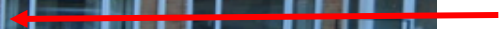
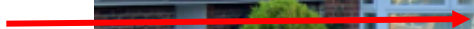
Google earth image





# Google street view

No. 12



Application site

# Google earth 3D

Application site



No.12



Photo taken from rear of No.12





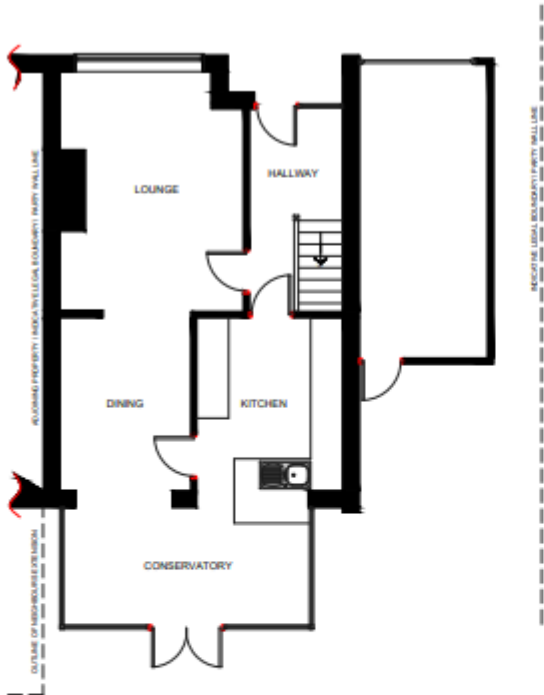
Existing block plan



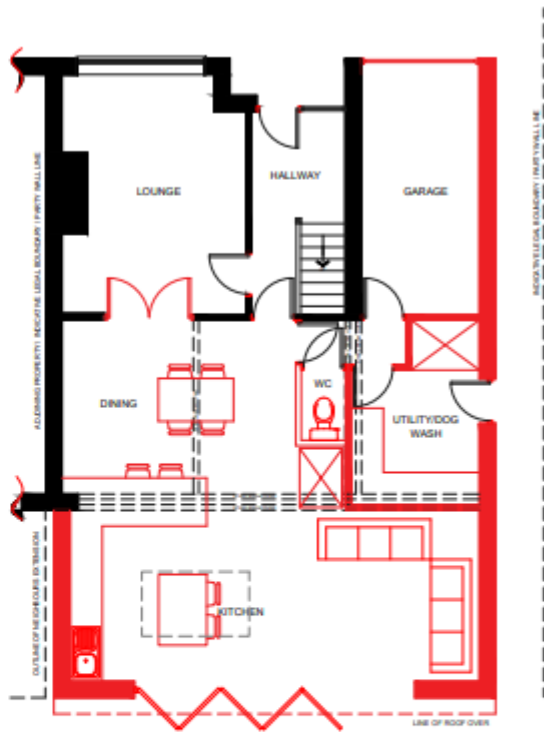
Proposed block plan



# Existing and proposed ground floor plan

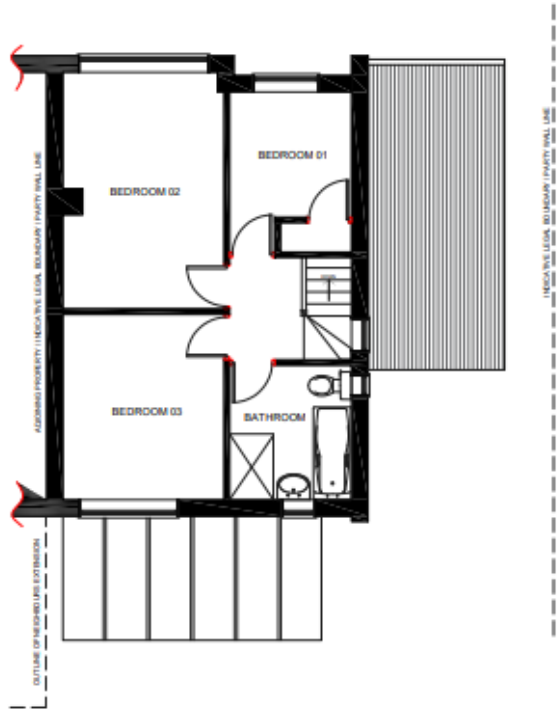


01  
—  
EXISTING GROUND FLOOR PLAN

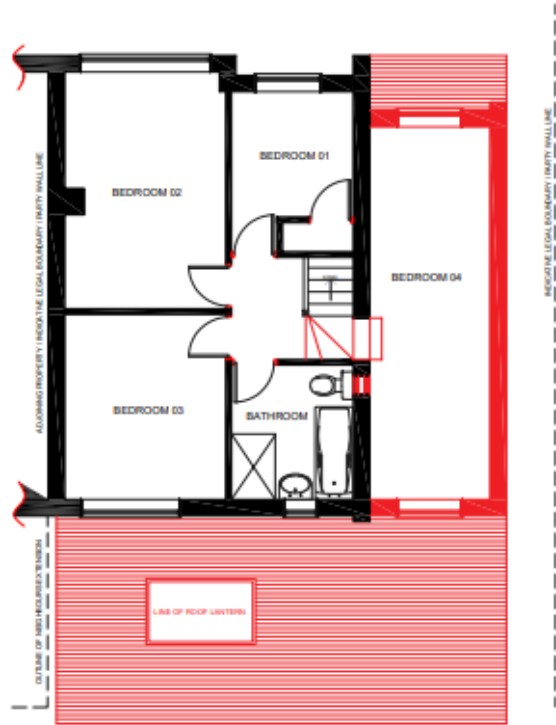


02  
—  
PROPOSED GROUND FLOOR PLAN

# Existing and proposed first floor plan



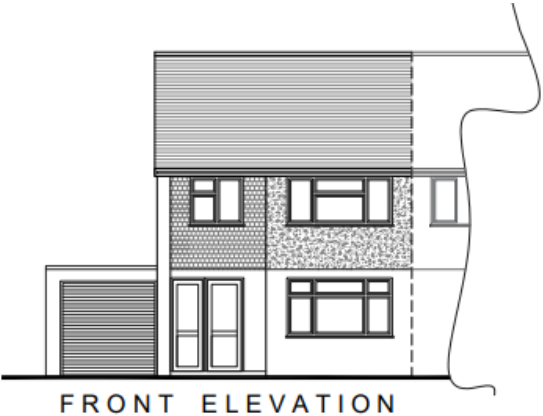
01  
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EXISTING FIRST FLOOR PLAN



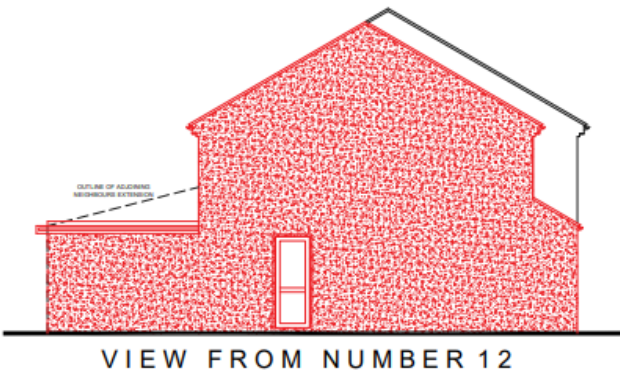
02  
—  
PROPOSED FIRST FLOOR PLAN



# Existing and proposed front and side (north) elevations

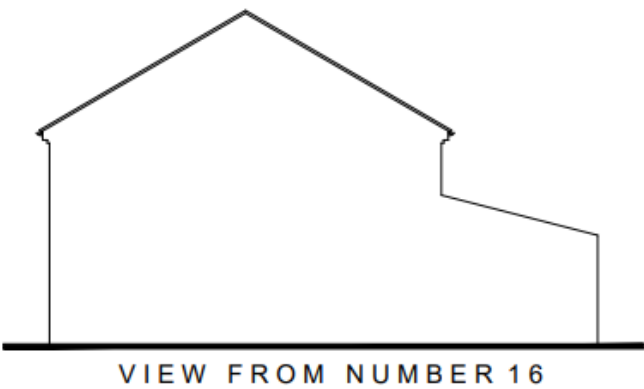


01  
-  
EXISTING ELEVATIONS

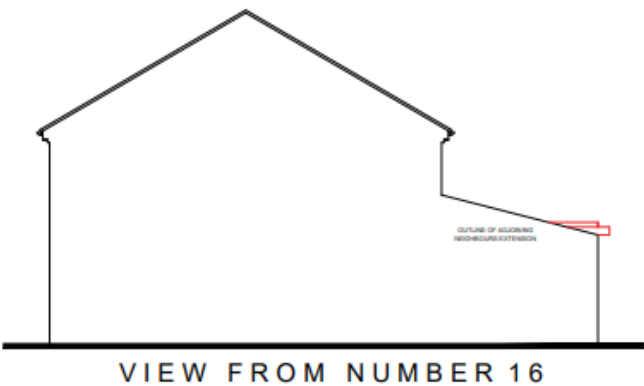
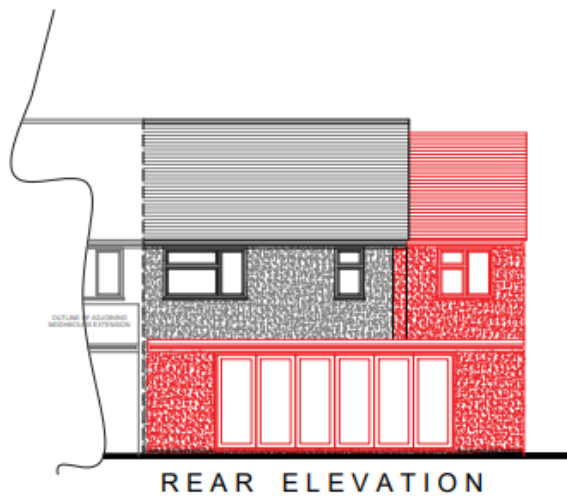


02  
-  
PROPOSED ELEVATIONS

# Existing and proposed rear and side (south) elevations



01  
-  
EXISTING ELEVATIONS



02  
-  
PROPOSED ELEVATIONS

# Summary of recommendation

- The key matters for consideration are design and neighbouring amenity.
- From a design perspective, the proposals are considered to be wholly acceptable. The extensions would be subservient to the existing building; and all materials used in the external construction would match existing to ensure that the overall character of the property is maintained. The more contemporary design approach to the rear, together with the use of a flat roof, is acceptable where only limited views are available from the public realm.
- With regard to amenity, the impacts of the development on neighbouring properties, particularly no. 12 Lincoln Avenue, have been carefully considered; however, for the reasons set out within the report, officers are satisfied that the proposals would not result in any significant harm in terms of privacy, outlook or daylight.
- Whilst it is noted that concerns have been raised in relation to sewerage, this is a matter for Building Regulations.
- Overall, the proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the suggested conditions set out within the officer report.



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