

November Planning Committee

19th November 2020

20/01599/FUL – 20 Southfield Rise

Proposed works:

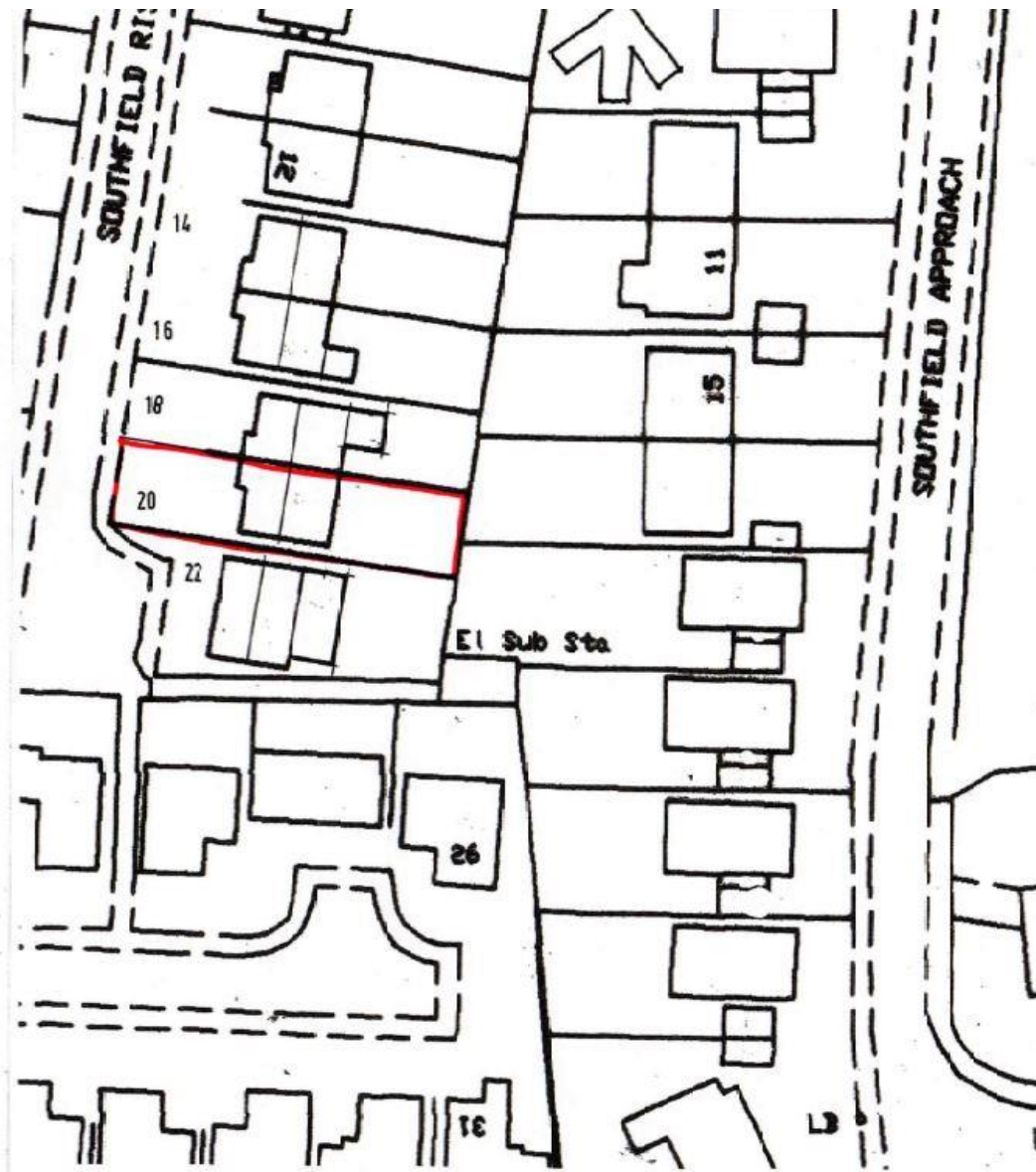
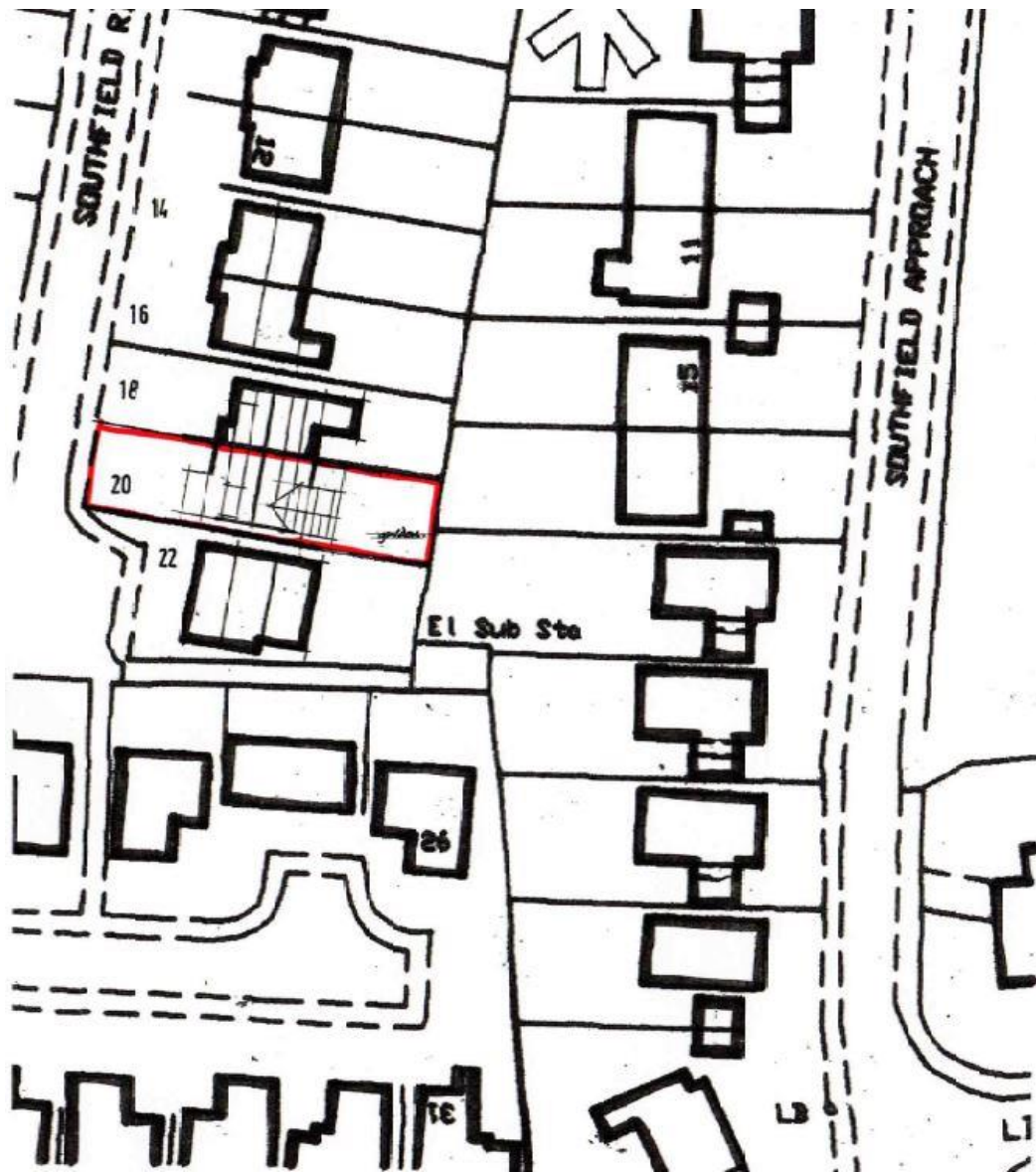
- Erection of a single storey and two storey rear extension. Extension to front dormer window and single storey front extension including porch (Revised submission to 20/00798/FUL)

The application is at planning committee at the request of Councillor Baker, who wishes the committee to further consider impact on neighboring amenity.



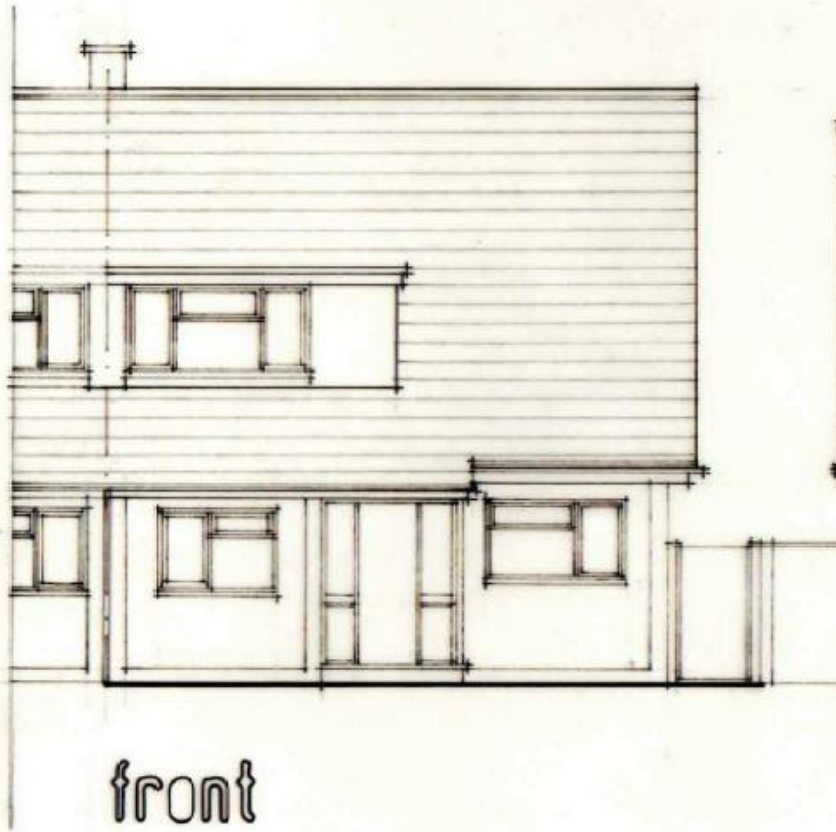
Site Location Plan

20/01599/FUL



Existing and Proposed Block Plan

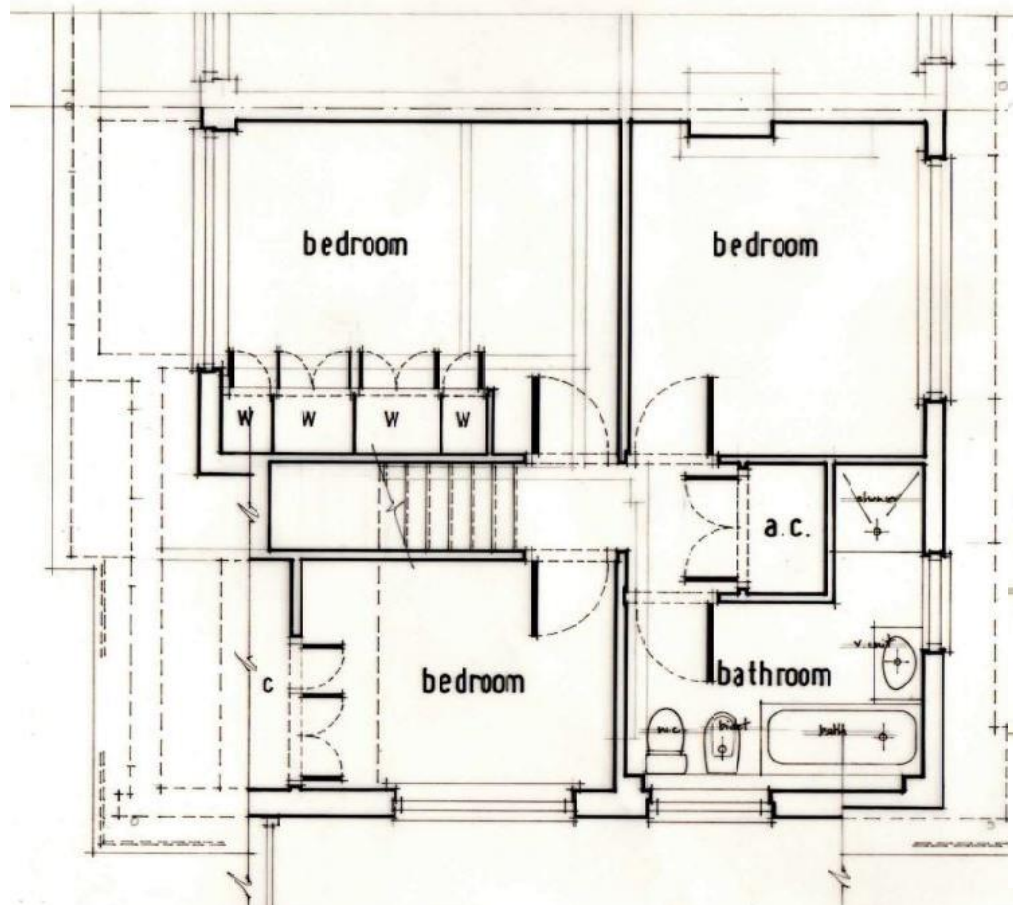
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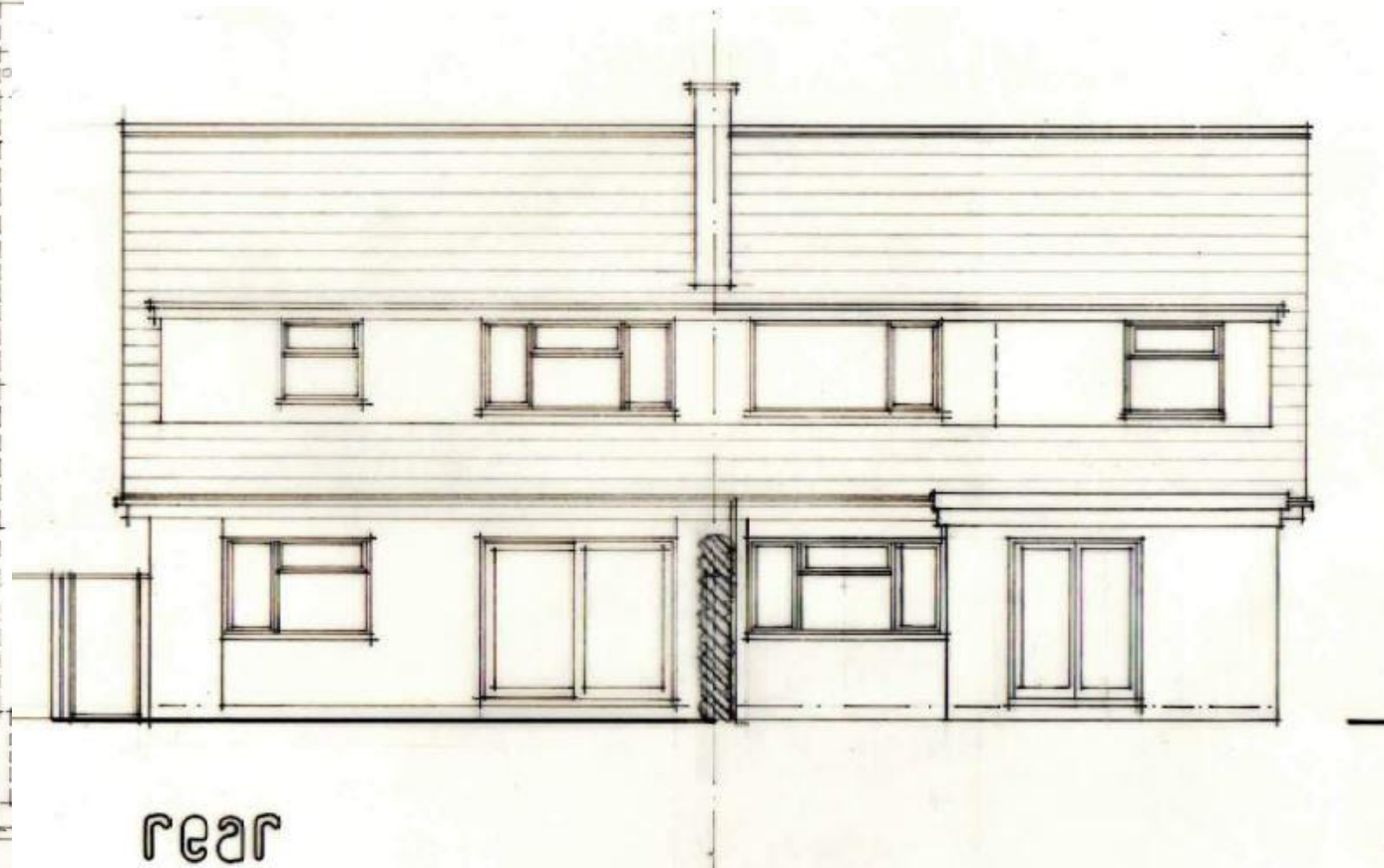
Existing Front Elevation



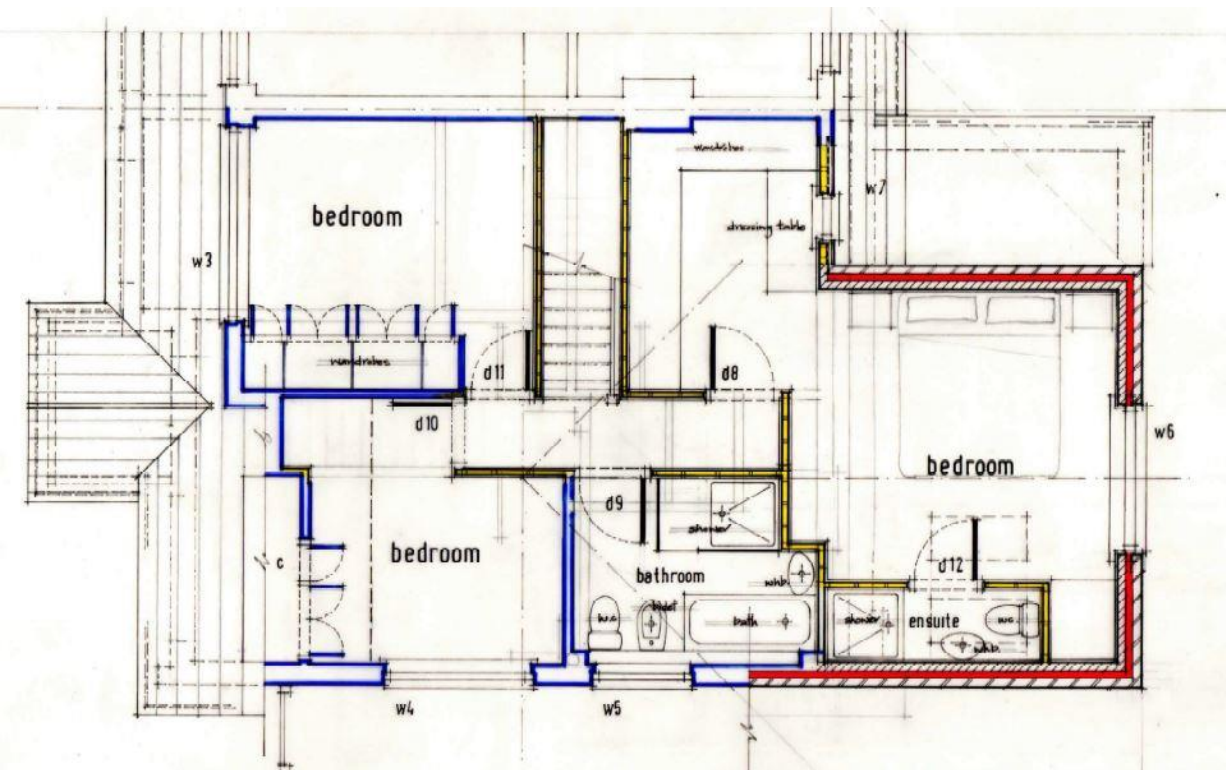
Proposed Front
Elevation Elevation



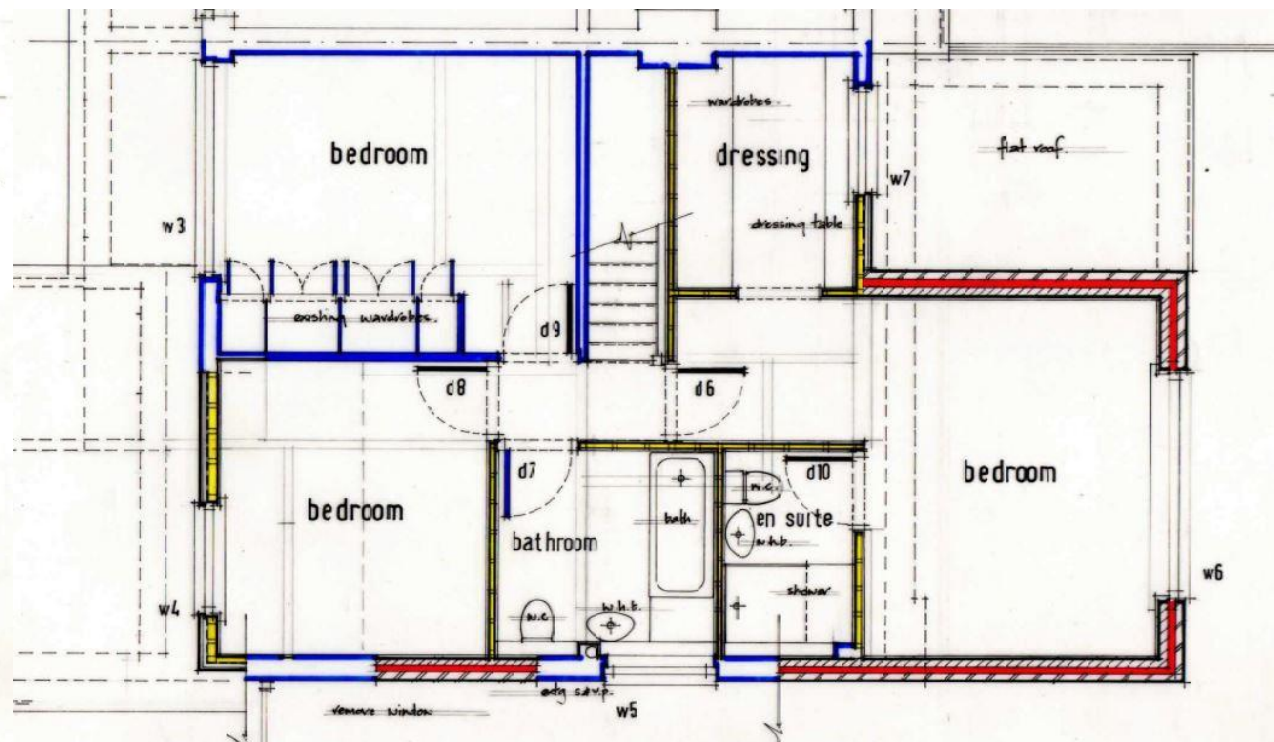
Existing First Floor Plan



Existing Rear Elevation



Refused Proposed First Floor Plan



Revised Proposed First Floor Plan



Refused Proposed Rear Elevation



Revised Proposed First Floor Plan



Rear Elevation – Photo from rear of no.18 Southfield Rise.

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Photo from within existing extension of no.18 Southfield Rise.

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View from side window in existing extension at no.18 Southfield Rise.

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Photo of no.18 Southfield Rise existing rear elevation/extension

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Previous Refusal Reason

'Local Plan Policy CP4 (adopted 2006) and Policy SD14 of the Joint Core Strategy (adopted 2017) seek to protect the amenity of adjoining land users. The proposed rear extension would be constructed in close proximity to the common boundary shared with the neighbouring property, 18 Southfield Rise. The proposed two storey rear extension would fail the standard 25 degree light test resulting in a loss of light to an existing side, south facing window which serves a habitable room. Additionally, there would be a loss of outlook for occupiers using this room due to it being built in such close proximity. The proposed development would therefore contravene the guidance contained within Local Plan Policy CP4, JCS Policy SD14 and NPPF paragraph 127(f) as it would fail to maintain a high standard of amenity for existing and future users of the neighbouring property.

Furthermore, the proposed two storey rear extension is considered to be unacceptable due to its scale and bulk. The existing property would be dominated to an unacceptable level as a result and the desired level of subservience as set out within the Council's adopted Supplementary Planning Document for Residential Alterations and Extensions would not therefore be achieved.'

Key Planning Matters

- Design and subservience
- Impact on neighbouring amenity

Summary of Conditions

- Time
- Approved plans
- Materials to Match Existing
- Tree roots