

# 3 The Grange - 22/00816/FUL

Proposed works: Single storey rear extension with raised patio and rear dormer to form a loft conversion (part-retrospective)

The application is at planning committee at the request of Cllr Britten due to the concerns with the raised patio and its impact on neighbouring amenity

# Site, Context and History

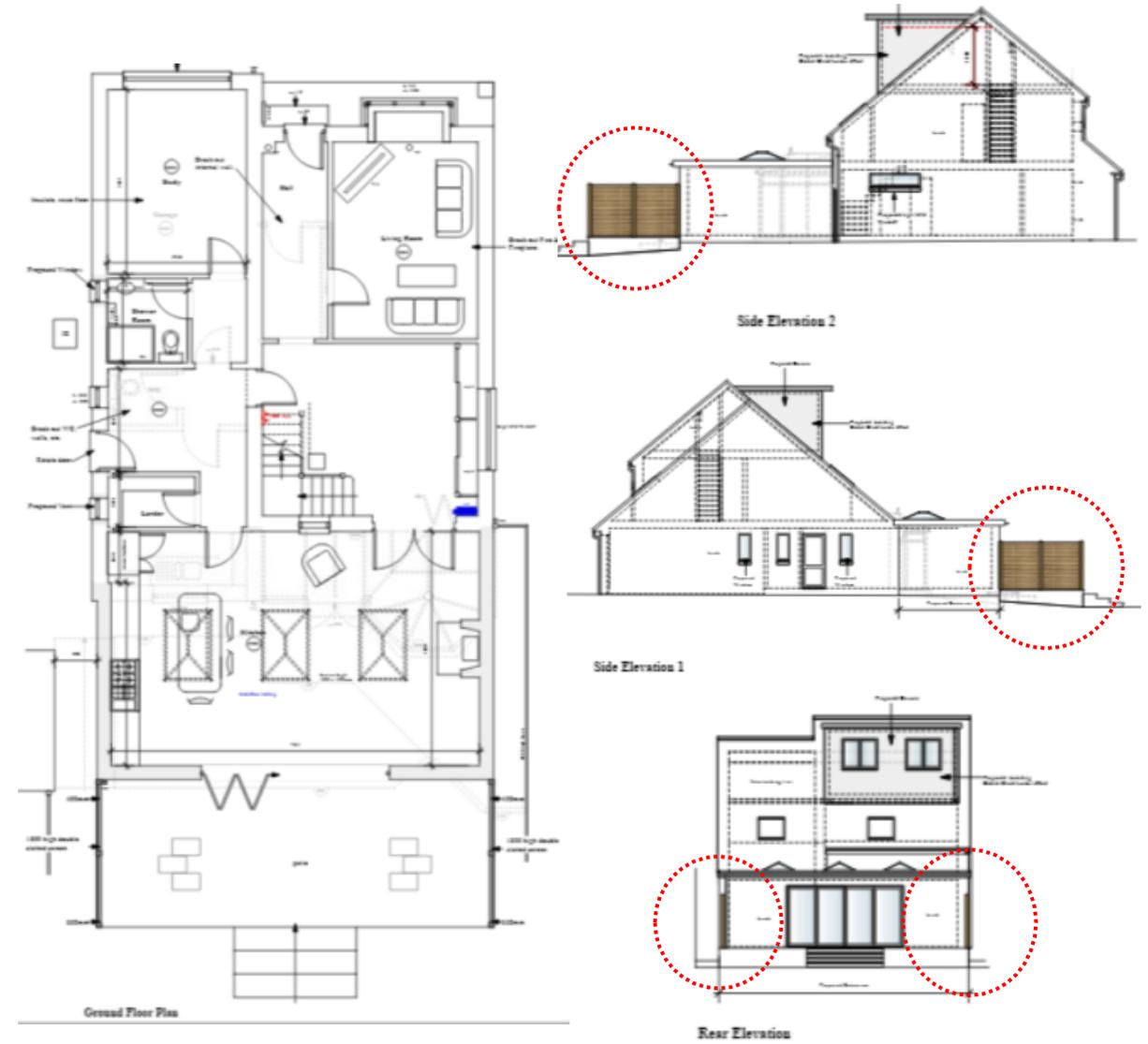
- Planning permission was given in July 2021, for a single storey rear extension and rear dormer, however this did not include a raised garden patio projecting beyond the rear extension.
- This application is a revised scheme to seek permission for the raised patio. Works have already begun and the patio built, thus the application has been considered in a part-retrospective manner.
- No changes are proposed to the single storey extension itself (completed) or the rear dormer (yet to be started).



## PREVIOUS SCHEME



## PROPOSED SCHEME



# Photographs



# Key Planning Matters

- Design
- Impact on neighbouring amenity
  - Specifically loss of privacy caused by the raised patio
- As previously mentioned, there is no change proposed to the single storey rear extension itself or the rear dormer.

# Recommendation & Conditions

- Officer recommendation is to permit this application subject to conditions;
  - Approved Plans
  - Privacy screen at 1.8m high to be installed and retained thereafter