

3 Pittville Crescent Lane

23/00359/FUL

Two storey/single storey side and rear extensions and new vehicular entrance with dropped kerb (revised scheme following grant of planning permission ref. 22/02122/FUL)

Recommendation: Permit

Site location plan



Google earth image



Google earth 3D image



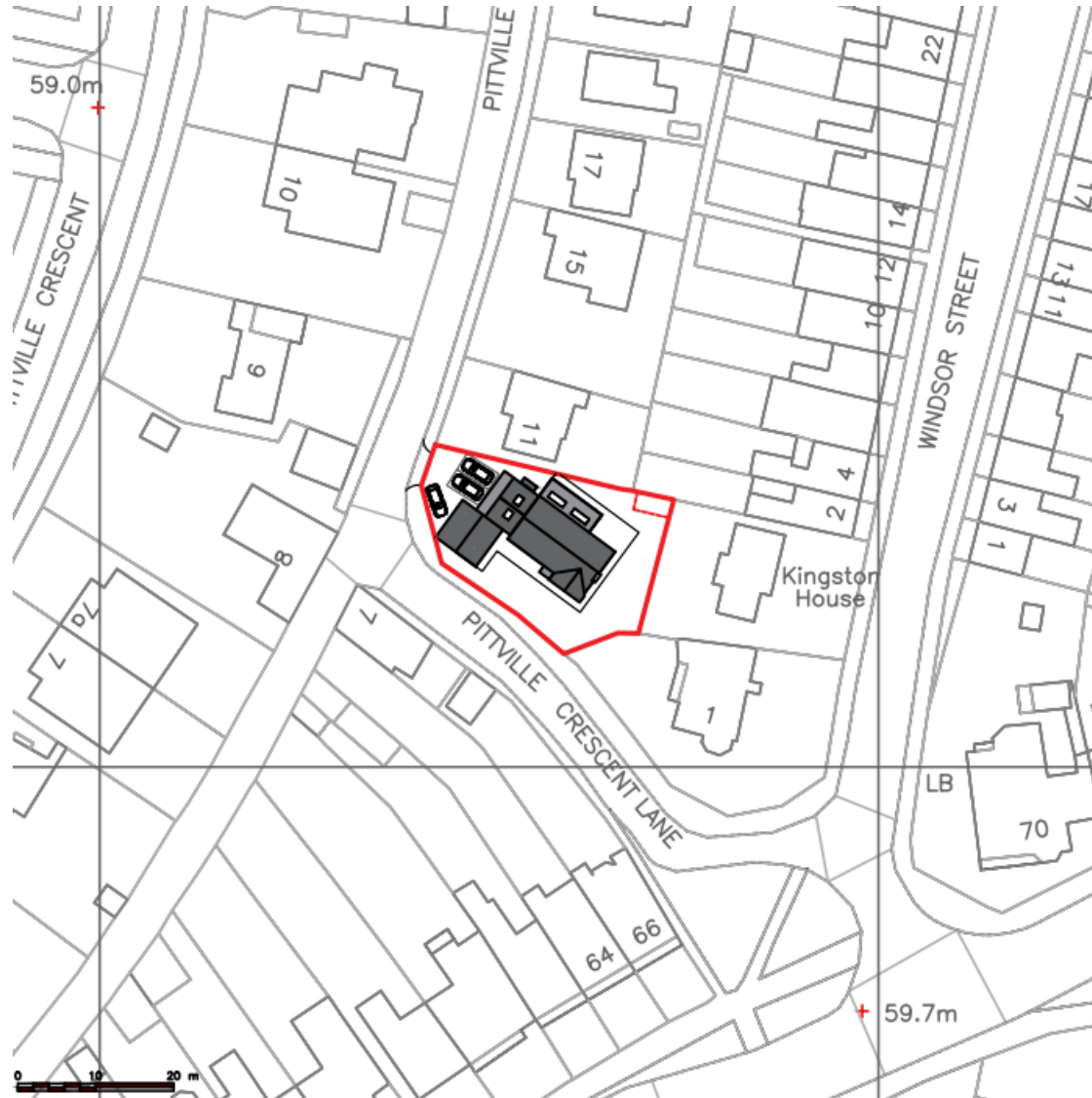
Site photos



Site photos

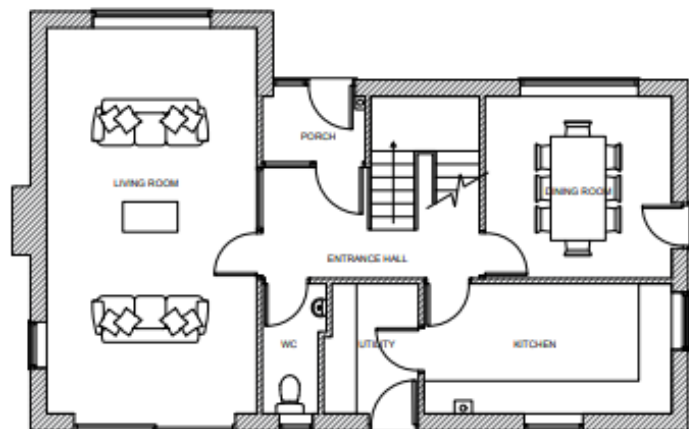


Proposed block plan

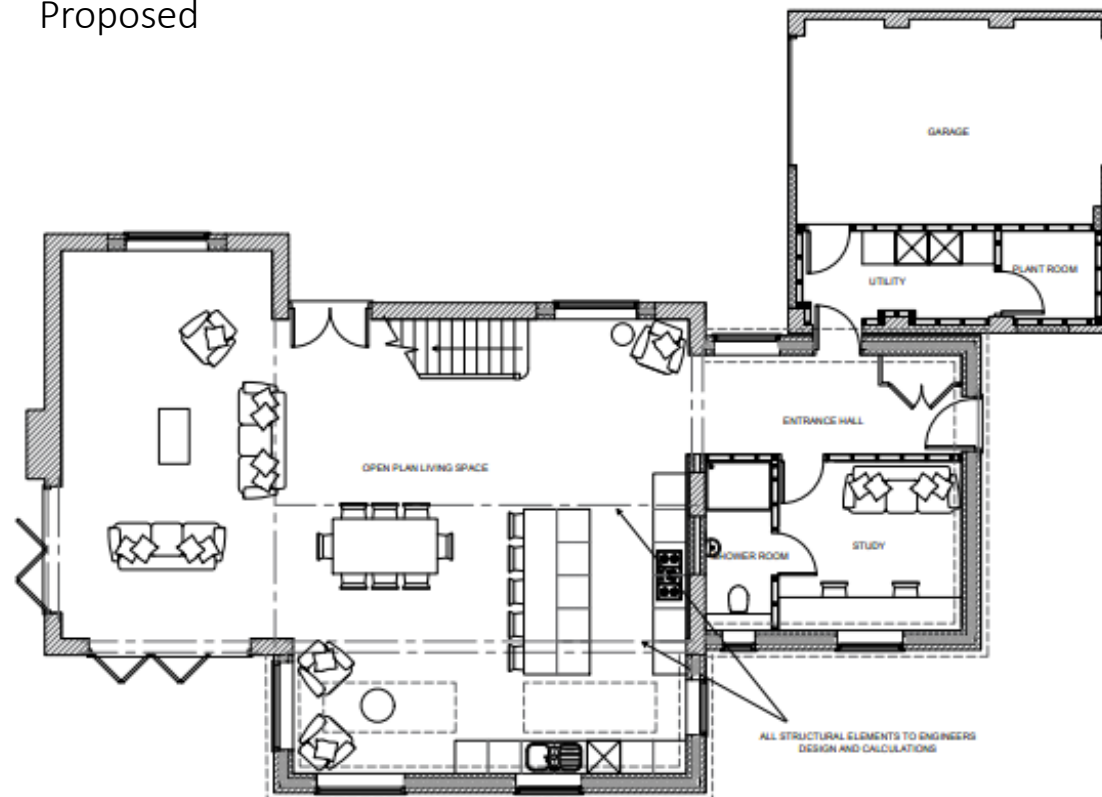


Existing and proposed ground floor plan

Existing

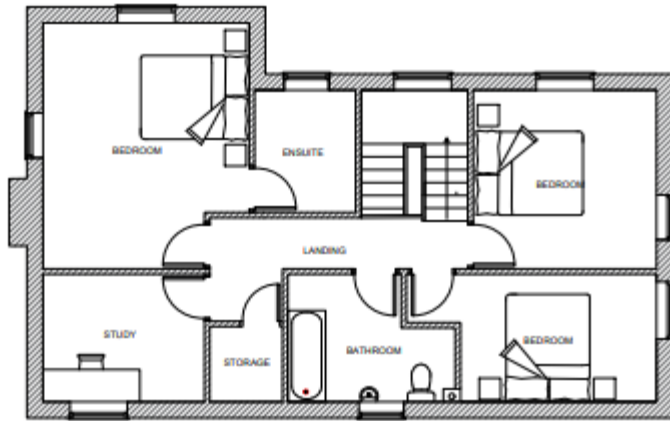


Proposed

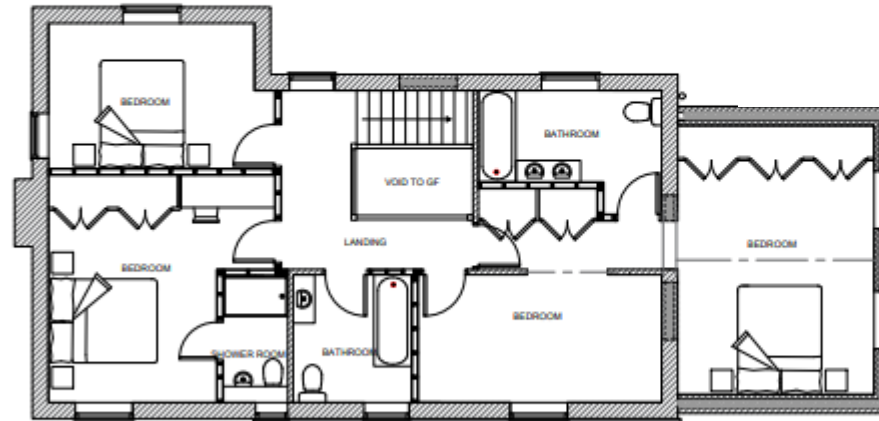


Existing and proposed first floor plan

Existing



Proposed



Existing and proposed elevations



AS EXISTING END ELEVATION - 1:100

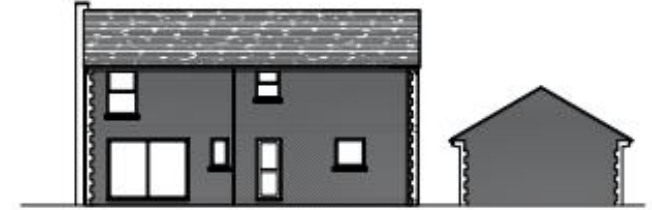
THIS BAR SHOULD SCALE 5M @ 1:100



AS EXISTING FRONT ELEVATION - 1:100



AS EXISTING SIDE ELEVATION - 1:100

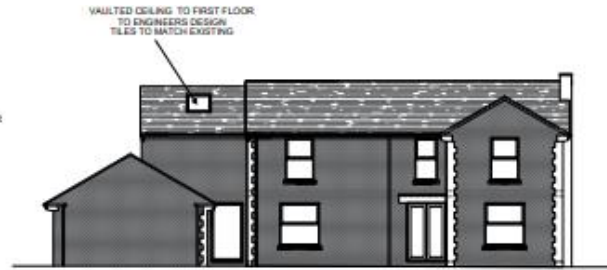


AS EXISTING REAR ELEVATION - 1:100



AS PROPOSED END ELEVATION - 1:100

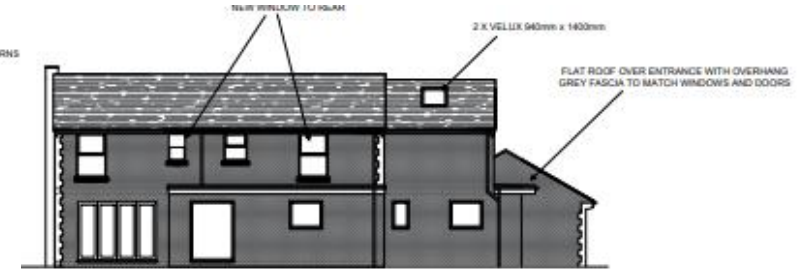
THIS BAR SHOULD SCALE 5M @ 1:100



AS PROPOSED FRONT ELEVATION - 1:100



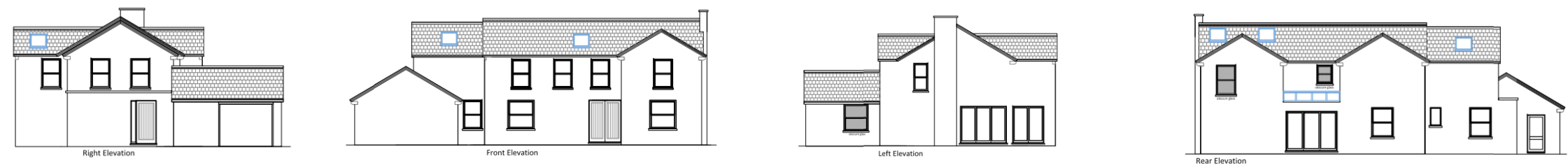
AS PROPOSED SIDE ELEVATION - 1:100



AS PROPOSED REAR ELEVATION - 1:100

Comparative elevations

As previously approved



As proposed



Key planning matters:

- Design
- Neighbouring amenity
- Highway safety

Summary of recommendation

- The principle of erecting a two storey side extension has been established by the recent grant of planning permission in February this year. The width of the extension is the same as that previously approved. In addition, officers consider the use of facing brickwork to match existing to be wholly appropriate.
- The single storey rear extension now proposed could, in isolation, be constructed as permitted development, thereby not requiring planning permission; however, it is shown on the plans for completeness.
- The principle of installing grey replacement windows throughout the dwelling has also been established through the recent grant of planning permission. The insertion of first floor windows in the rear of the existing dwelling could be carried out as permitted development.
- The provision of an access in the proposed location has also been previously agreed; the Local Highway Authority raising no objection subject to conditions.
- Neighbouring amenity was carefully considered during the course of the previous application; officers are satisfied that, as revised, the proposals will not result in any additional amenity impacts in terms of privacy, outlook, or daylight.
- The revised proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the schedule of conditions set out within the officer report, which reflect those listed on the earlier permission.