

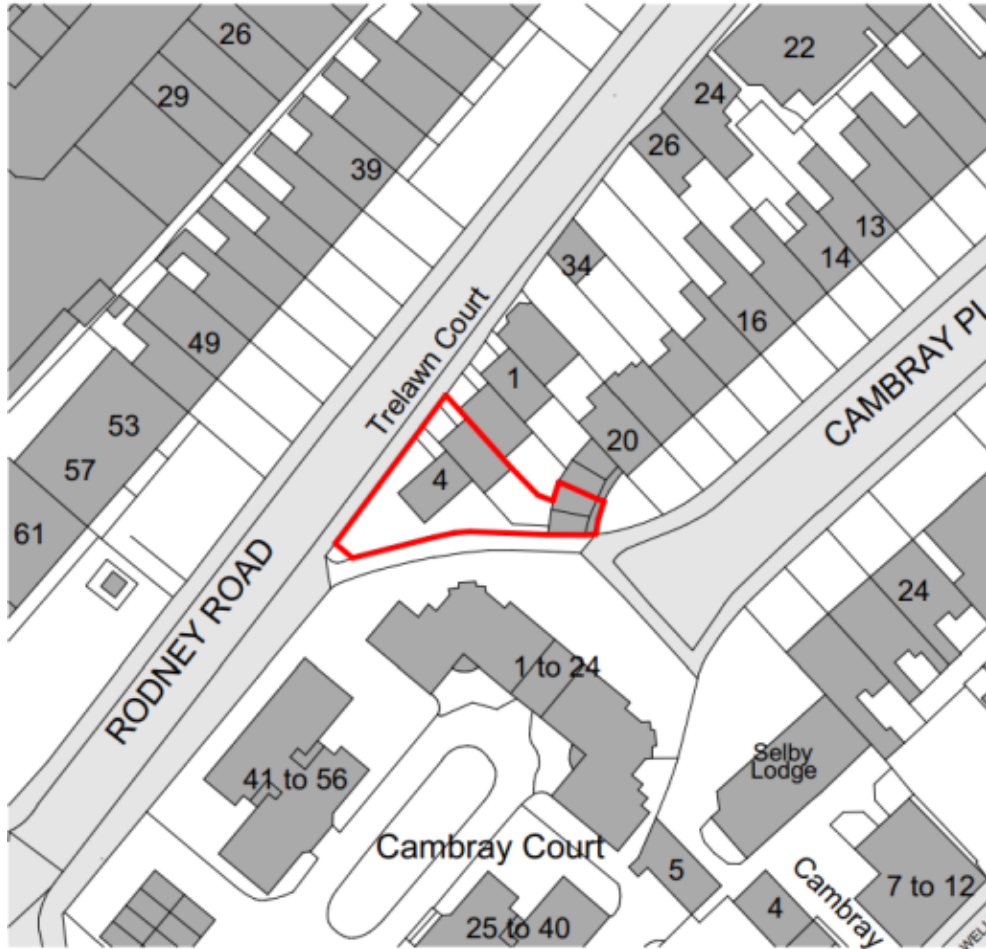
3 Trelawn Court

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



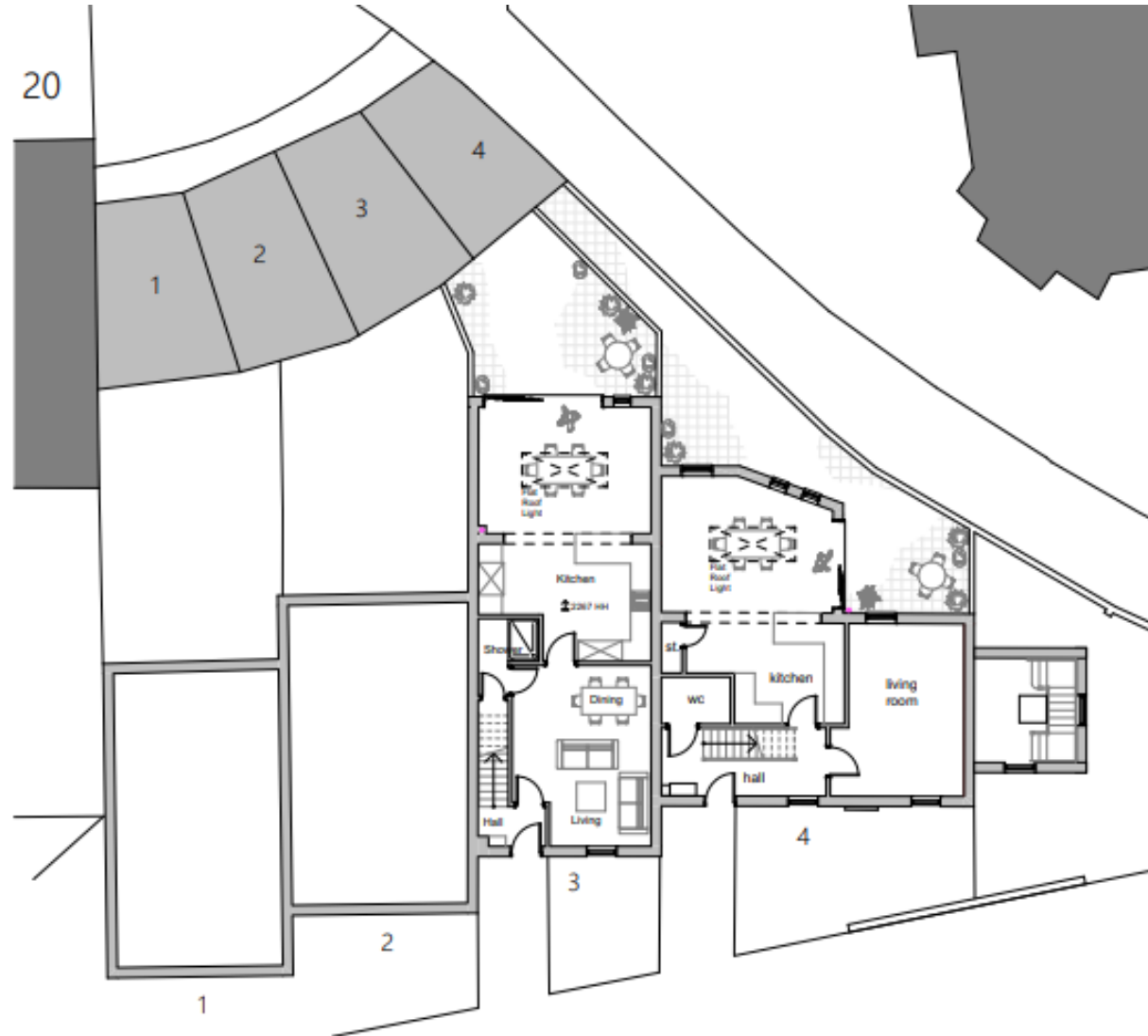
Existing block plan



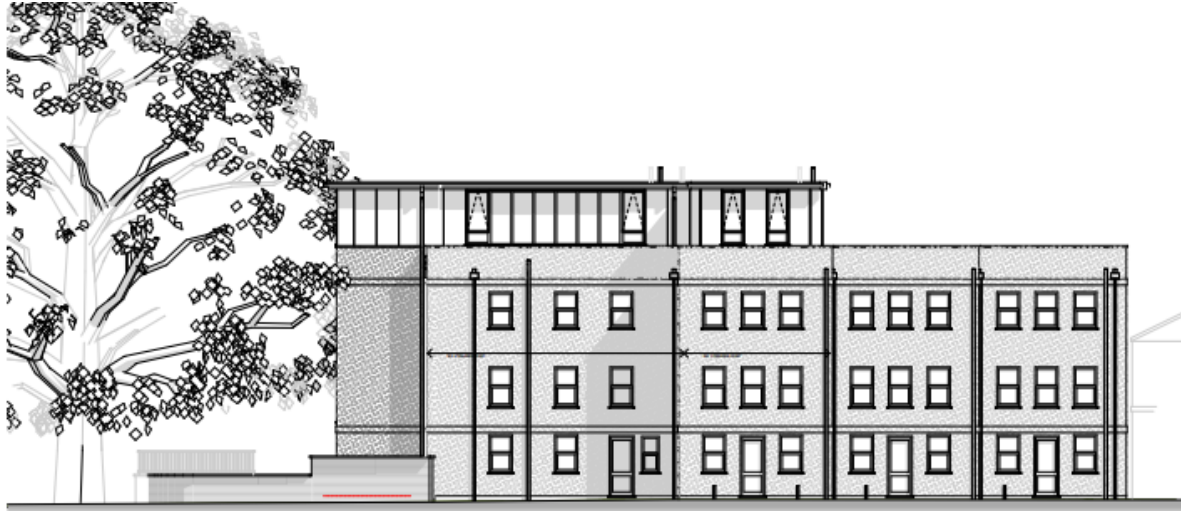
Proposed block plan



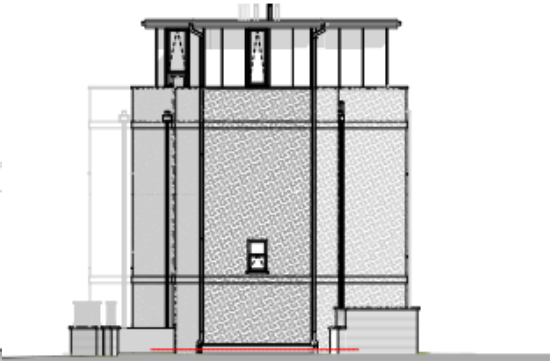
Proposed ground floor plan



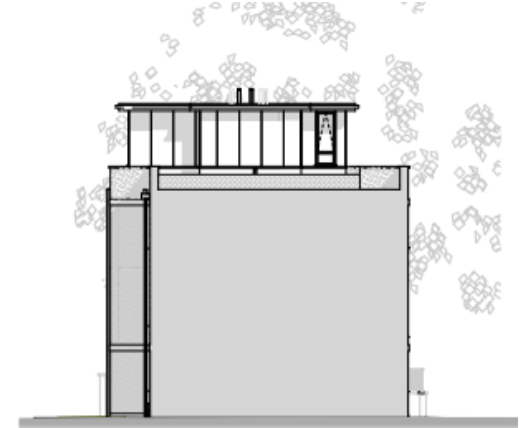
Existing and proposed elevations



Existing rear



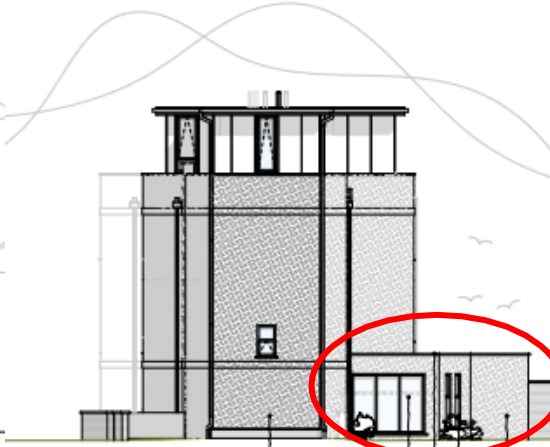
Existing side (south west)



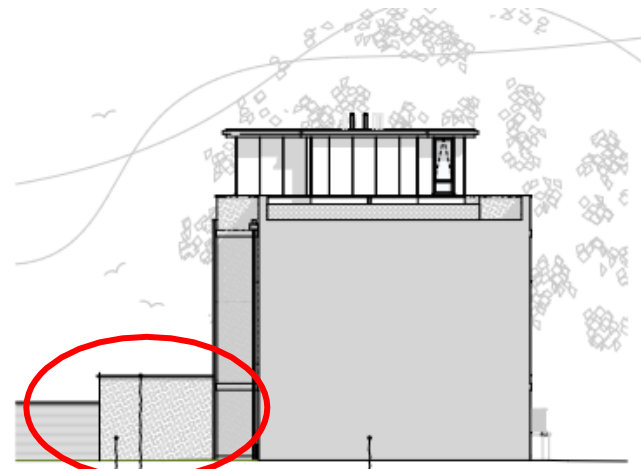
Existing side (north east)



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.