

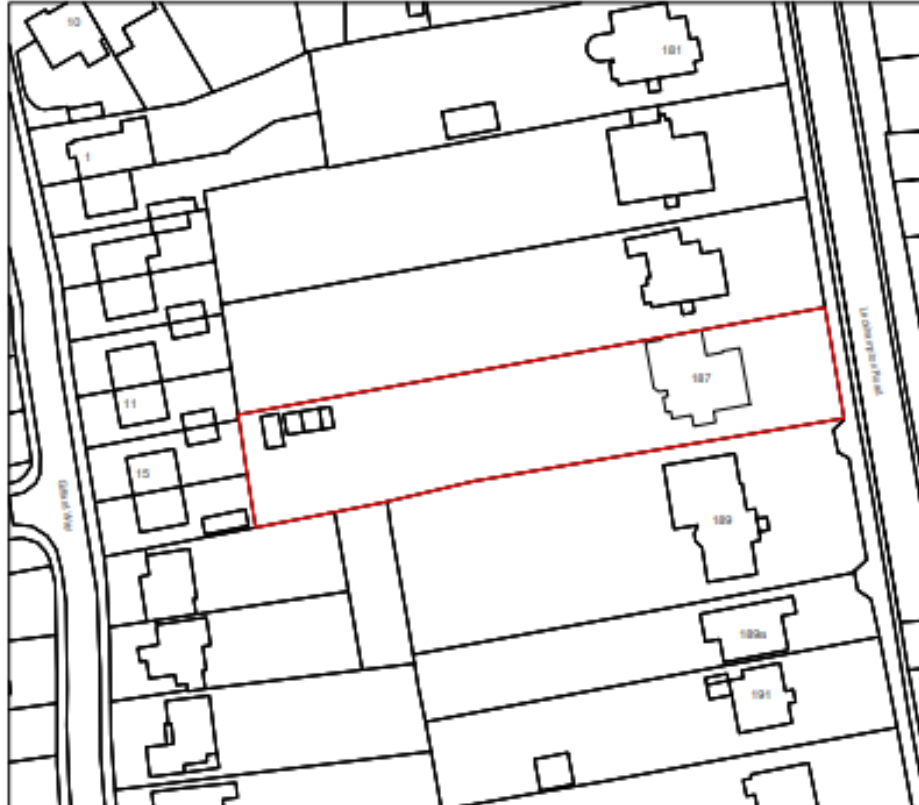
187 Leckhampton Road

24/00435/FUL

Single storey rear extensions, first floor side extension, and associated alterations to include replacement windows and external wall and roof insulation

Recommendation: Permit subject to conditions

Site location plan



Google earth image



Google earth 3D image (front)



No.189

Application site

No.185

Google earth 3D image (rear)



No.185

Application site

No.189

Photos



View from rear garden of no.187 looking towards no.185



Rear of no.187



View of the side of no.187 from the rear



View from first floor side window of no.185 looking towards no.187



View from patio of no.185 looking towards no.187



View from first floor side window of no.189 looking towards no.187



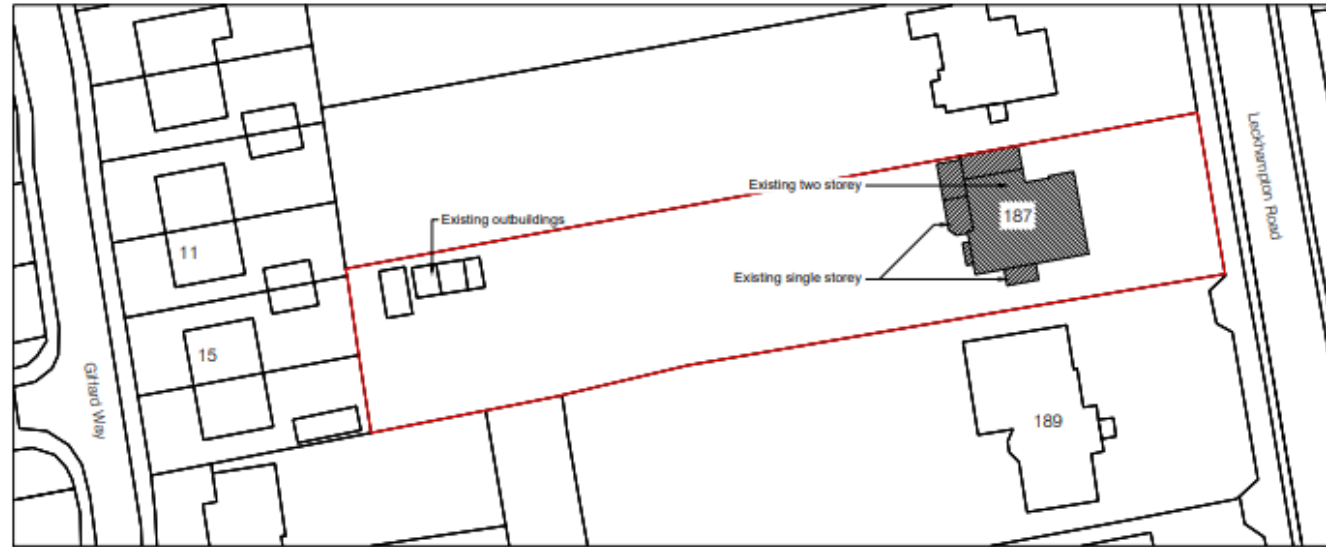
View from raised deck at rear of no.189 looking towards no.187



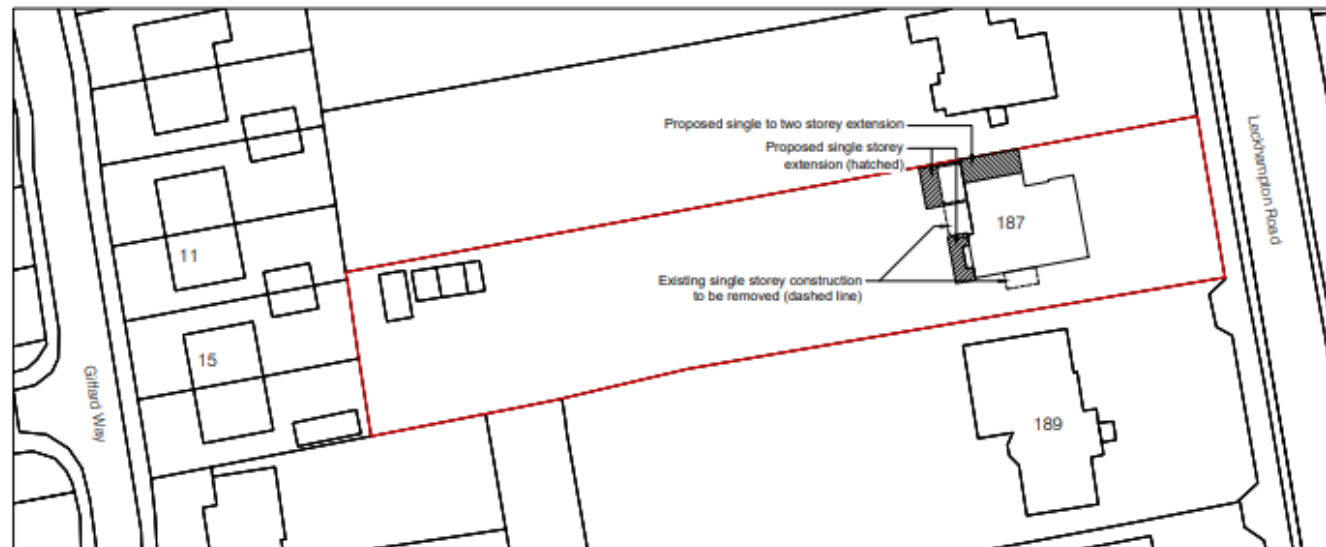
View from rear garden of no.189 looking towards the rear of no.187

Existing and proposed block plan

Existing



Proposed



Existing and proposed elevations



FRONT ELEVATION (East facing towards Leckhampton Road)

SIDE 1 ELEVATION (South facing towards No. 189)



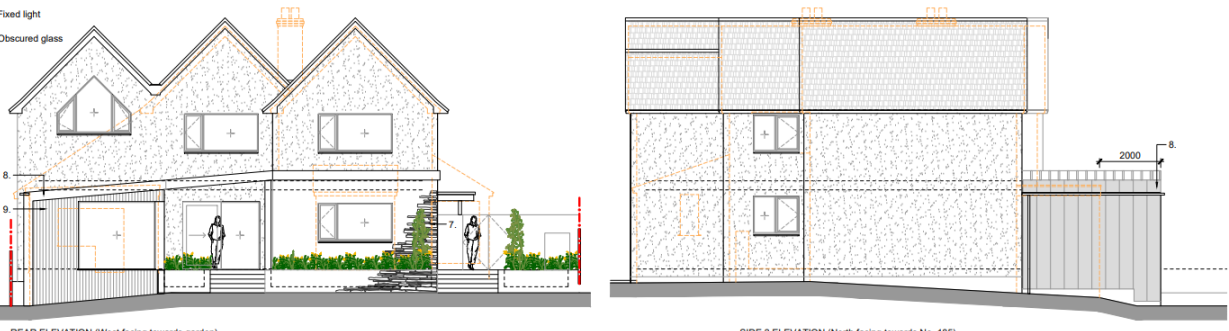
FRONT ELEVATION (East facing towards Leckhampton Road)

SIDE 1 ELEVATION (South facing towards No. 189)



REAR ELEVATION (West facing towards garden)

SIDE 2 ELEVATION (North facing towards No. 185)



REAR ELEVATION (West facing towards garden)

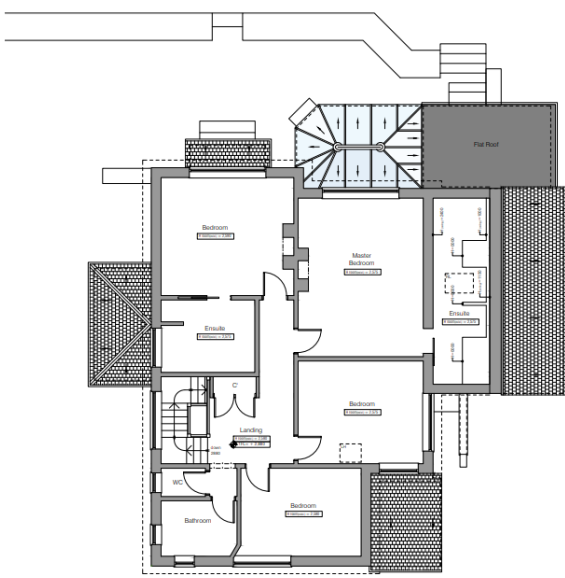
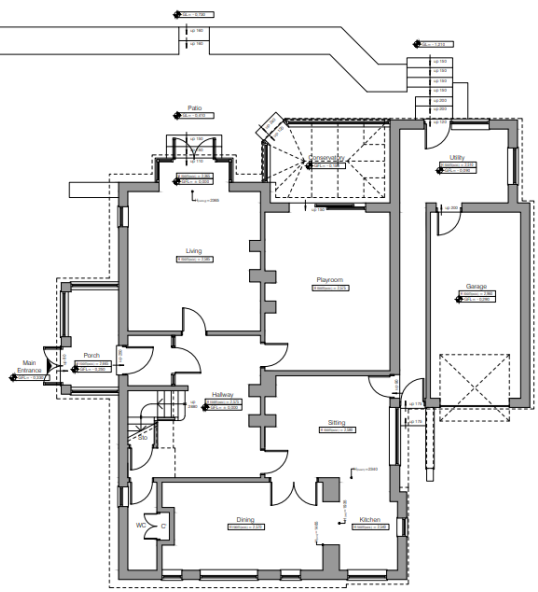
SIDE 2 ELEVATION (North facing towards No. 185)

- Denotes outline of existing building or structure to be removed
- ☐ Opening casement
- ☐ Fixed light
- OBS Obscured glass

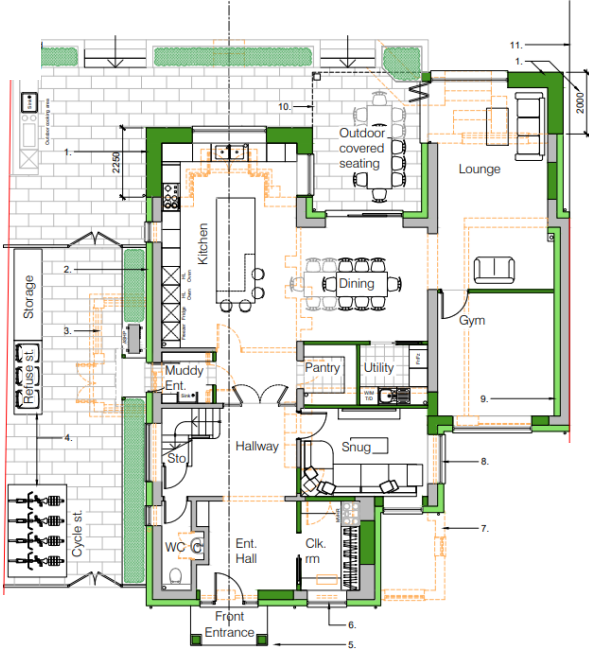
Existing

Proposed

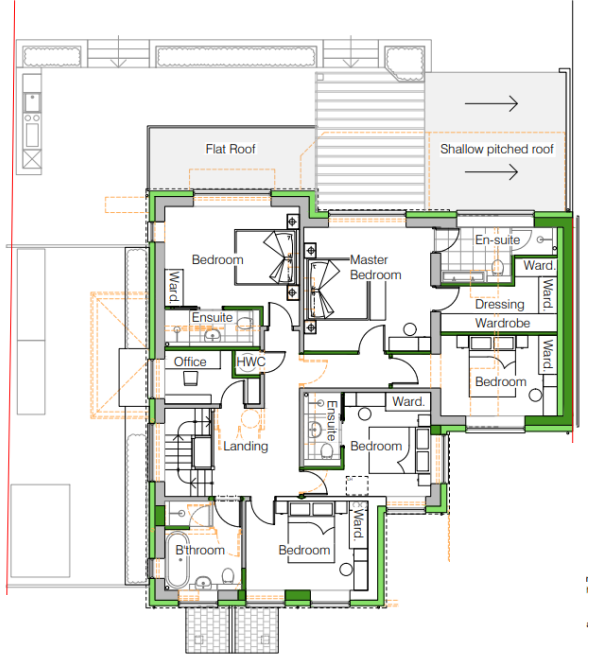
Existing and proposed floor plans



Existing



Proposed



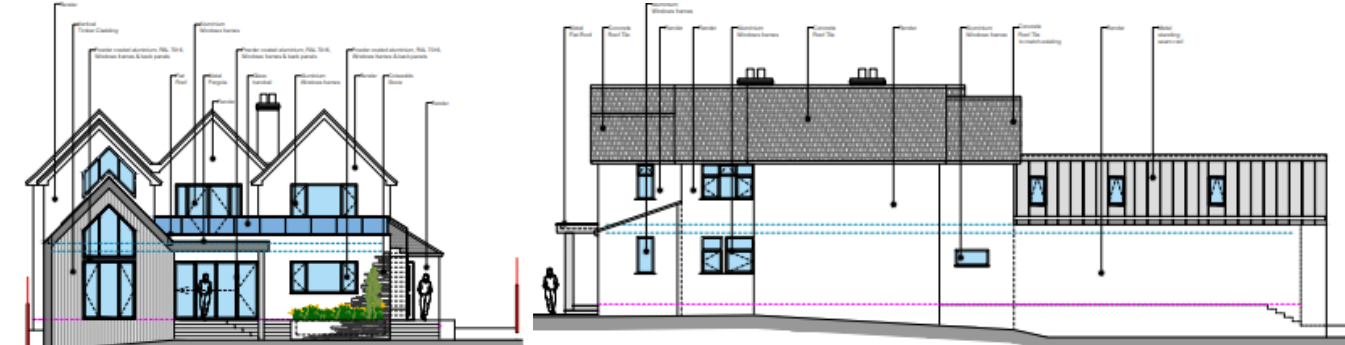
Comparative elevations

As originally proposed



FRONT ELEVATION AS PROPOSED
SCALE - 1:100@A1

SIDE ELEVATION AS PROPOSED
SCALE - 1:100@A1



REAR ELEVATION AS PROPOSED
SCALE - 1:100@A1

SIDE ELEVATION AS PROPOSED
SCALE - 1:100@A1

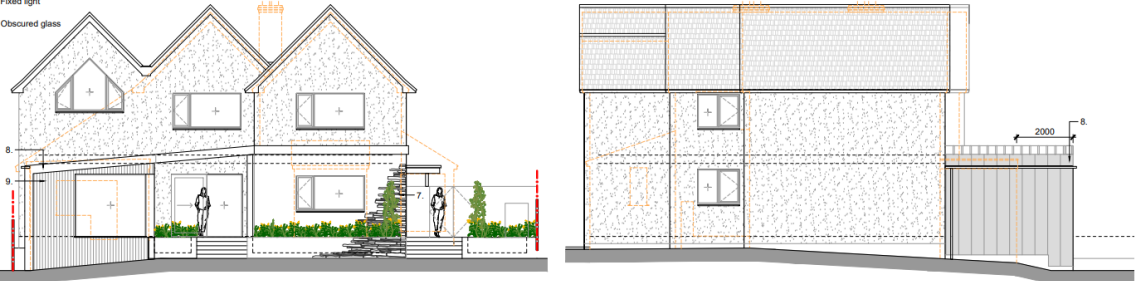
As revised



FRONT ELEVATION (East facing towards Leckhampton Road)

SIDE 1 ELEVATION (South facing towards No. 189)

- Denotes outline of existing building or structure to be removed
- ☐ Opening casement
- ☐ Fixed light
- OBS Obscured glass

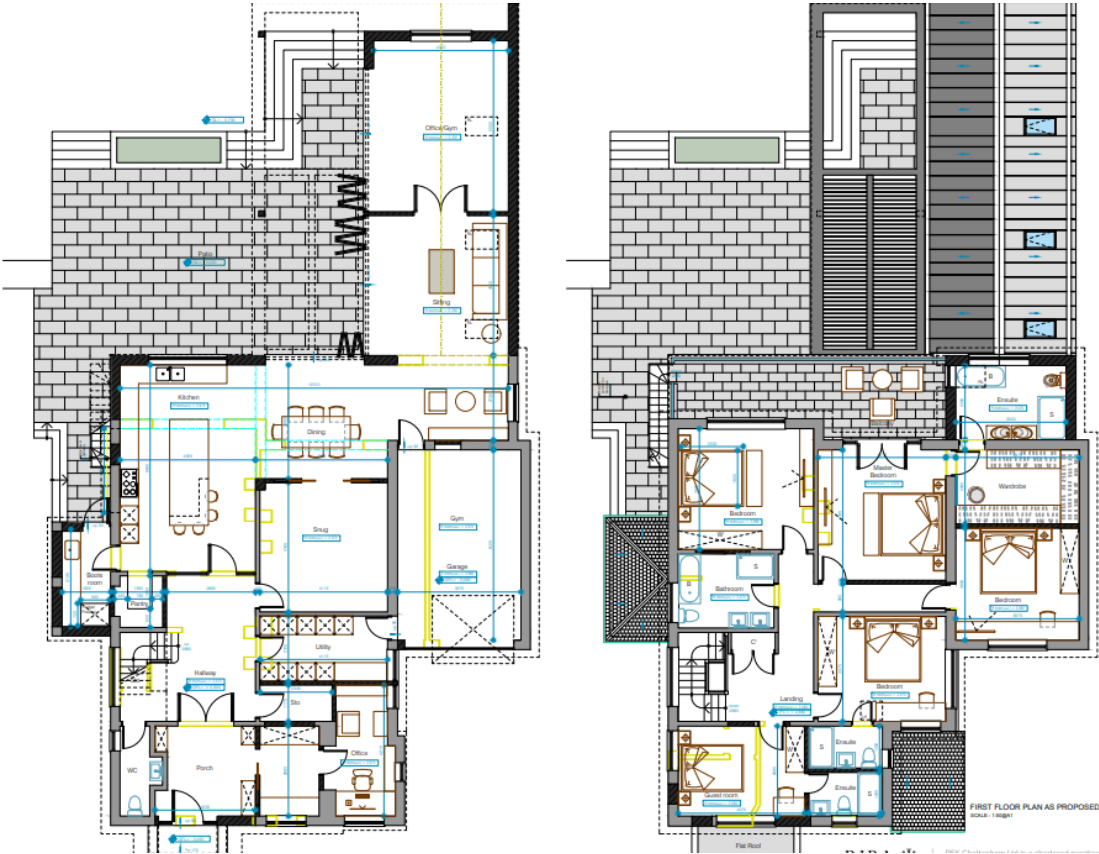


REAR ELEVATION (West facing towards garden)

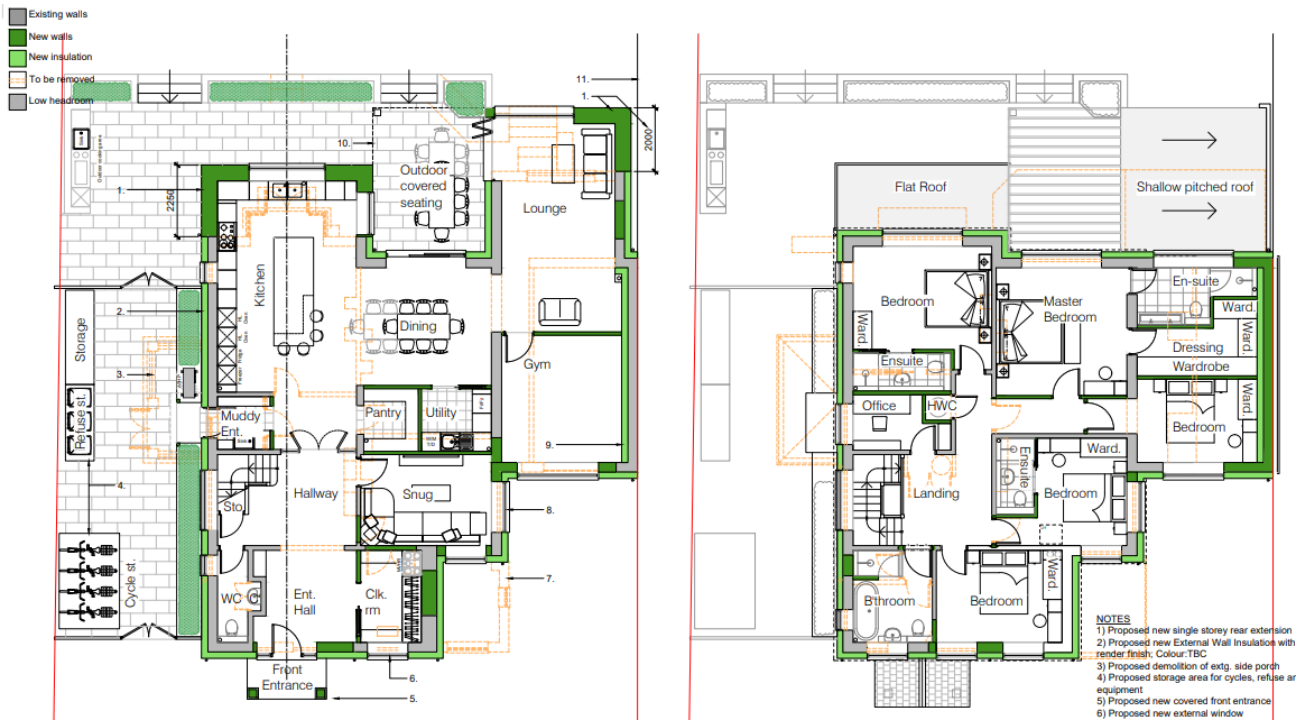
SIDE 2 ELEVATION (North facing towards No. 185)

Comparative floor plans

As originally proposed



As revised



Key planning matters

- Design
- Neighbouring amenity

Summary of officer recommendation

- The scale, massing and design of the extensions, and associated alterations is acceptable in this location. The measures proposed in relation to climate change and sustainability are welcomed and align with the Climate Change SPD.
- Whilst the proposed development would have some limited impact on the amenity of neighbours, it would not be to an unacceptable level.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the officer report.
- The conditions relate to the standard time limit (3 years); approved plans; and obscure glazing.