

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council			✓		
Local member(s)					
Highways					
Public Protection					
Natural Resources Wales					
Welsh Water					
Other					
Neighbours		4+			

RELEVANT HISTORY	none
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	✓	✓	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
20		✓
21	✓	

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity		✓		
Design	✓			
Highway safety				✓
Parking	✓			
Conservation/LB				✓
Ecology				✓
Trees				✓
Other				

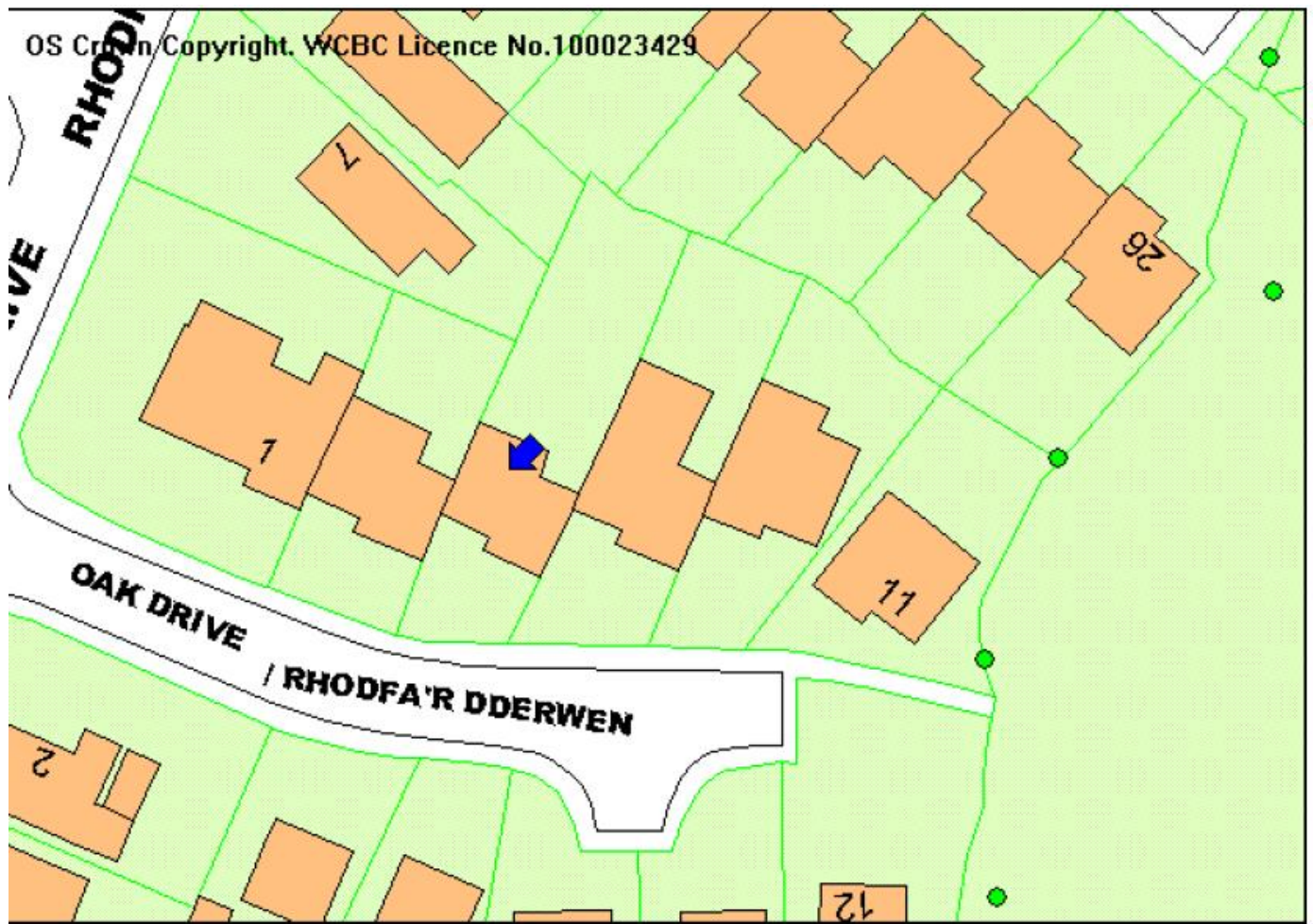
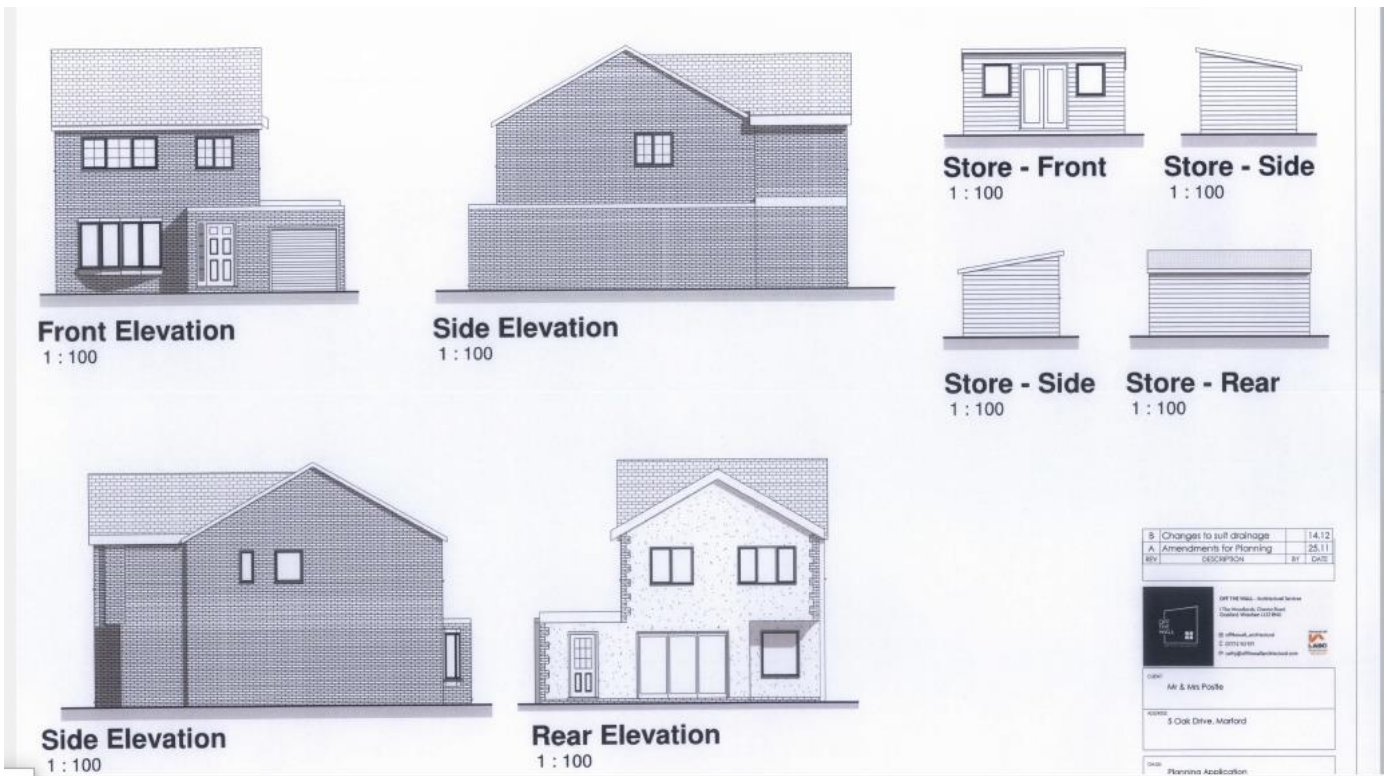


FIGURE 10.1





OBSERVATIONS:

The proposal is for a 3 metre deep two storey rear extension with additional single storey element to create a 3-4 bedroom dwelling, with a detached garden room building. The proposal has been amended by:

1. Reducing the width to avoid encroachment
2. Re-designing the garden room
3. Amending the rear projection to avoid a sewer.

The proposal as submitted would have an adverse impact on the adjoining dwelling no 3 by reason of the height and proximity to the boundary. There would be a loss of daylight to main windows and the small rear garden of the affected dwelling would be over-dominated by the rear extension.

Separation distances are met and there would be no adverse impact on the dwelling to the east (7) due to the set back of that dwelling.

The garden room is a maximum of 2.6 metres high and is considered to be a reasonable proposal, similar in scale to a building which could be constructed under PD subject to the proximity to the boundary issue.

The proposal does not meet the guidance set out in LPGN20 for rear extensions and is contrary to policy GDP1f.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106	