

Proposed part ground floor/first floor extensions to the front and to the rear of the existing house with internal adaptations/external elevation treatment following the demolition of the existing conservatory

For

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At

**8, Heapy Close,
Bury.
Lancashire.
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Design Statement

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[1] Site location

The house is a detached property, it is located on a large plot of land situated midway along the cul-de-sac, Heapy Close, Bury, approximately 1.1 kilometres to the west of Bury town centre

The houses along Heapy Close form a residential development of houses comprising 11 No similar houses along both sides of the road with further residential developments set behind, to both the northeast and the southwest

Further residential developments are located along Blackrod Drive and the houses to the south of this road

Along the north of the area, Ainsworth Road runs from Bury to the east and Bolton to the west

Further residential developments are located to the north of Ainsworth Road

The frontage to the house has an approximate southwest orientation with all of the main rooms either to the front, looking onto Heapy Close or to the rear, to the northeast, looking into the large rear garden area to the detached houses on the southwest side of Abbey Drive

The site does not fall within either the green belt nor within any defined conservation area. Neither the house nor any of the surrounding houses are listed

[2] Site constraints

The house is set in a garden within the clients' ownership, this land amounts to approximately 390 square metres, approximately 0.039 hectares

The surrounding land falls gradually from north to south with an additional more gradual cross fall from west to east

The front and the rear gardens to the house follow the general ground contours

The houses along this section of Heapy Close are set generally to follow the level of the road

All of the houses along Heapy Close are built close to the party boundary at one side with a gap of some 2.4 metres on the other side

None of the houses appear to have been extended up to, or close to this side boundary

The adjacent houses along both of the sides of Heapy Close are detached houses.

It appears that the houses were probably built in the 1960's, judging by the construction, in particular the type of roof support and the use of non-load bearing partitions at first floor level

The houses were probably built to the same style but over the years they have been extended to the front, the side and the rear, with single storey, two storey and first floor side and front extensions

For example, No 6 Heapy Close has been extended single storey to the rear, the projection of the extension is some 2.25 metres

No10 Heapy Close has been extended single storey to the front by some 1.2 metres and to the rear by some 3.6 metres

Houses on the opposite side of Heapy Close have been extended in a similar manner, a couple with large first floor extensions above the garage

The houses on the surrounding roads and closes are mainly detached houses and bungalows together with a small number of large semi-detached houses

Although there are houses, bungalows and semi-detached houses, they all have a similar scale, style and choice of materials

Over the years, the houses have been altered, some with modern designs at variance with the original designs

The house directly to the front of the site, on the opposite side of the road is No7 Heapy Close

This house has an elevated position to the road, as does the surrounding house
They are all set considerably higher than the road

This house is one of the surrounding properties that has been extended at the front but with limited development to the rear

All of the houses on Heapy Close have all of their windows and doors on either the front or the rear elevations

There are no windows in the gable walls to any of the surrounding house

The interface distance to the extended front wall of No8, to the nearest part of the front wall to the house opposite, No 7 Heapy Close will still be some 29.5 metres

The main gable wall to No8 Heapy Close is set away from the main garage wall of No6 Heapy Close by some 2.5 metres

The extension across the rear of the garage projects out by some 2.25 metres from the rear walls of the houses

The full gable wall to No6 is set at a distance of some 2.82 metres away from the site boundary between No6/8

The edge of the nearest window to a bedroom, on the front elevation to No 6 Heapy Close, to the boundary between Nos 6/8 Heapy Close is set in some 0.55 metre from the gable wall

The edge of the nearest window to the bathroom, on the rear elevation to No 6 Heapy Close, to the boundary between Nos 6/8 Heapy Close is set in some 1 metre from the gable wall

The garage gable wall to No8 Heapy Close is set close to the boundary with No10 and it is set away from the main house gable wall to No 10 Heapy Close by some 2.55 metres

The edge of the nearest window to a bedroom, on the front elevation to No 10 Heapy Close, to the boundary between Nos 8/10 Heapy Close is set in some 0.55 metre from the gable wall

The edge of the nearest window to a bedroom, on the rear elevation to No 10 Heapy Close, to the boundary between Nos 8/10 Heapy Close is set in some 1 metre from the gable wall

The 5No houses on the northeast side of Heapy Close, Nos 2-10, are all built to a common building line, the front faces of the two storey and the front faces of the single storey parts of the front elevations all align

The 3No houses on the southwest side of Heapy Close, Nos 1-5, are also all built to a common building line, the front faces of the two storey and the front faces of the single storey parts of the front elevations all align

The next three houses, on this side of Heapy Close Nos 7-11, set back to accommodate the turning head to the end of the road, these also are built to a common building line

All of the adjacent houses on the northeast side of Heapy Close have long rear gardens, with a depth in the region of 12 metres as measured from the original rear house wall to the rear boundary fence

The clear interface distance from the original rear wall to No 8 Heapy Close to the rear wall of the house opposite, No 27 Abbey Road is some 24 metres

The existing front garden to No8 has a depth of approximately 9.85 metres as measured to the main front garage wall to the back edge of the footpath to Heapy Close

The front and the rear gardens have a width of approximately 14.2 metres

[3] The existing house

The existing house is two storeys high with traditional gable end at the southeast end and a hip end at the other side of the house. At the front of the house, there is a short projection of some 1.2 metres above the present dining room and garage

The projection has a flat surface and appears to form a long narrow balcony across part of the front house elevation

Comparing the surrounding houses, this front extension appears to have been built at the same time as the original house although some houses have pitched roofs rather than a balcony

The main part of the house has a dual pitched roof

A first floor extension appears to have been built directly above the garage and accommodates a fourth bedroom to the front and a new larger bathroom to the rear

At the time of the construction of the first floor extension above the garage, this area of the roof was constructed with a dual pitched roof forming gable ends at the front and the rear elevations

A single storey extension has been constructed to the rear of the garage to form a small ground floor wc compartment

This extension has a lean-to roof and is clad with red clay facing bricks

All of the pitched roofs are clad with interlocking Marley Modern grey interlocking concrete roof tiles

A fully glazed conservatory has been constructed to the rear of the present living room. The conservatory has a pitched roof clad with Polycarbonate roof panels, the lower perimeter walls are constructed with a red clay facing brick

There are no further extensions to the original house

The original house was probably built in the 1960's, possibly early 1970's and consists of at ground floor level, an entrance hall with staircase leading up to the first floor level, a front dining room, a through living room, a rear conservatory, a rear kitchen, a garage and rear wc compartment

At first floor level, the accommodation comprises a landing area with 4 bedrooms, a main bathroom and a separate wc compartment

The original house has been extended previously with the first floor bedroom/bathroom above the garage, the conservatory and the ground floor wc compartment to the rear of the garage

The conservatory projects out from the original rear house wall by approximately 3.25 metres and a width of some 4.0 metres [external dimensions]

The rear wc extension projects out from the original rear house wall by approximately 1.5 metres and a width of some 3.1 metres [external dimensions]
The main first floor extension projects out from the original side house wall by 2.75 metres and a depth of some 6.05 metres [external dimensions]

The ground floor level to the adjacent houses No6 Heapy Close are set lower than the ground floor level to No8 Heapy Close
The ground floor level to the adjacent houses No10 Heapy Close are set higher than the ground floor level to No8 Heapy Close

The existing surrounding houses on Heapy Close are constructed with a red/brown clay facing brick with a rendered infill panel above the living room window and and cast stone blocks below the living room window
The front single storey projection is also clad with similar cast stone blocks
These materials appear to have been built in with the original house, judging by the similar materials in the surrounding houses
The fascia to the balcony and the pediment walls to the first floor extension front and rear walls are clad with white pvc shiplap boarding
The extensions are faced with poorly matched red clay brickwork

The main roof is clad with grey coloured large format interlocking concrete roof tiles, Marley Ludlow Major or similar

The overall roof height to the main house is some 6.6 metres with an eaves height [to the top of the fascia] of some 5.05 metres
The overall roof height of the front balcony roof is some 2.9 metres

The overall roof height to the rear wc compartment extension is some 3.6 metres with an eaves height [to the top of the fascia] of some 2.5 metres

The overall roof height to the rear conservatory extension is some 3.2 metres with an eaves height [to the top of the fascia] of some 2.35 metres

The heights are all taken at the main ground level close to the front of the house

All of the main habitable rooms to the house have outlooks to either to front [southwest] or to the rear [northeast] elevation

The ground floor areas of the house, including the extensions, as measured internally, amounts to some 85.5 square metres in total

The first floor areas of the house, including the extensions, as measured internally, amounts to some 147.4 square metres in total

The total floor area of the house and extensions amounts to some 93.4 square metres

[4] Site access

Both the existing main pedestrian and vehicular access to the original house are taken directly from Heapy Close

It is not proposed to make any changes to these present arrangement

There is currently on-site car parking provision at the front of the house for 2No cars and in addition, there is a further space for at a further car in the retained garage

[5] Existing trees, shrubs and hedges

The front garden area to the site is open plan, as are the front gardens to the two adjacent houses and most of the other houses in the cul-de-sac

A number of houses do have enclosing walls, No 2 Heapy Close, to the front and the side

The front garden to the house is set out mainly as lawns but with shrub areas along the northwest and southeast boundaries

Most of the front boundary is also planted with low shrubs and rockery plants set within low stone walls

A block paved driveway leads up to the garage with an offset path leading to the front door to the house. This path leads then across the house and up to the side gate and fence on the southeast corner of the house

The gate provides the access along the northeast gable wall into the rear garden area

A 2.35 metre wide flag pathway leads along the northeast boundary of the house to give access to the rear garden area

The garage to the house is constructed close to the northwest site boundary with No10 Heapy Close, there is no access space along this sidewall to the house

The rear garden area is enclosed with a 1.6-1.8 metre high close boarded fence with timber fence panels set into concrete posts

The fence along the southeast boundary is topped with a 300mm high trellis panel

A flag paved footpath winds across the rear of the house, around the conservatory and the single storey wc extension

The flag path continues along the northwest side boundary of the site with raised planted shrub areas to each side

The path leads to a small sitting area in the northwest/northeast corner of the rear garden

Step lead down from the footpath to the lower lawn area

An informal area of shrub planting is located along the northeast site boundary, planted up with shrubs of varying heights

A small tree is located beyond the rear fence line set within the rear garden area to No 27 Abbey Drive

This tree is set some 13+ metres away from the rear wall of the main house and it will be some 8.5+ metres away from the end wall to the proposed single storey extension

There are no trees or hedges either within the boundaries of the site, or, in adjacent land, that are within falling distance of, or would be affected by the proposed development

[6] Client requirements and the proposed development

The present accommodation at both ground floor and first floor levels is extremely limited and badly planned

The outlook from the main habitable rooms into the private rear garden is limited to the rear of the present living room

The toilet and bathroom accommodation is limited and distant from the main living rooms and bedrooms

Much of the house is now dated and not in keeping with modern living

In order to address these issues, the clients wish to carry out extensive adaptations to the present house

The proposals will involve the two storey extension to the front of the house to align the new front wall to the living room with the present front dining room wall. The front extension will project forward will be some 1.2 metres

This modest extension will provide a little more space in the three bedrooms on the front of the house

It is also proposed to construct a new front entrance hall to act as a feature to the front elevation

The existing roof will be brought forward by moving the pediment ended roof forward to the left hand side and then to construct a new matching pediment end roof to the right hand side

As part of the works, the present balcony will be removed

The main part of the development will take place to the rear of the present house and will be hidden by the bulk of the main house

The proposed rear extensions will not project beyond the gable side walls of the house, in fact, the new sidewall on the northwest boundary will be set away from the boundary by 200mm to ensure that no part of the development encroaches on the neighbours land

The present clear gap of at least 2350mm will be retained between the sidewall of the proposed extensions and the side boundary line to avoid any potential problems associated with the "terracing".

Allowing for the width of the access along the gable wall to No8, the width of the garage to No 6 Heapy Close, the window returns to the upper windows, no part of the proposed front or rear extensions to No8 will fall within a 45 degree angle zone as defined and measured from the nearest edge of the nearest windows on the front or the rear elevations of No6 Heapy Close

Allowing for the width of the access along the gable wall to No10 and the window returns to the upper windows to this house, no part of the proposed front or rear extensions to No8 will fall within a 45 degree angle zone as defined and measured from the nearest edge of the nearest windows on the front or the rear elevations of No10 Heapy Close

The existing conservatory will be taken down and a new rear extension with a depth of 4.5metres and a first floor rear extension of 3 metres will be constructed across the present rear elevation to the house

At the rear ground floor level, the rear kitchen wall and part of the wc wall will be removed to form a large family room comprising a kitchen area, a dining area and a sitting area. Part of the present kitchen will be retained to accommodate an internal utility room with the ground floor wc compartment accessible directly from the hallway rather than opening directly into the new kitchen area

At first floor level, most of the present rear wall will be removed and the extension space will accommodate 2 bedrooms with a large family bedroom at one end and a large dressing/en-suite bathroom at the other end

The roof at first floor level will replicate the roof shape on the new front elevation with a pair of pediment ends to the roof

The pediment roofs will have a part barn hip end to minimise the impact of the two storey extension onto the rear garden area

The roof cut-off will also help to improve sunlight into the rear garden later in the day

The pitch of the new roofs will match as close as possible, the roof pitch to the existing house

There are to be no alterations to the height or the shape of the original roof to the main house

A lean-to pitched vaulted roof will be provided over the projecting family room together with a fully glazed gable ended central wall. A large set of sliding/folding doors are to be fitted in the end wall of the glazed wall with an outlook into the large northeast facing garden area

The roofs at both ground and first floor levels will be vaulted and fitted with Velux roof windows to cast light into the inner room areas

No new window and doors will be fitted into the new end walls to the extension

The walls to the present house are constructed with a number of differing materials, the original red/brown facing bricks, the red bricks used in the earlier extensions, cast stone blocks that were used in the "feature" walling on the front elevation and also a small area of render used on the panel between the ground floor living room and the upper bedroom windows

The new and the old brickwork is a poor match and badly bonded into each other

It is proposed to render all of the walls, to both the existing house, the earlier extensions and also the proposed extensions to create an overall unity to the appearance of the house

In forming the new roofs to the extensions, large parts of the roof will need to be taken off, As the majority of the tiles have been in place for 50+ years, they are probably coming to the end of their life

It is proposed to use a Marley Edgemere roofing slate as a replacement to give a clean sharp look to the roof to match the crisp appearance of the newly rendered walls

The dark grey colour of the tiles will also mirror the new dark grey windows, door frames roof line and rainwater goods that are to be used throughout the development

In carrying out the development works, there will be an impact on other parts of the site

The increase in the number of bedrooms will eventually affect the need for parking

Security is becoming an ever more important issue

The rear alterations, in particular, the positions of the new doorway opening will affect the location of the new sitting areas in the rear garden area

Parking provision

The present driveway has a depth of some 9.85 metres, but, a relatively narrow parking area This is generous but it will only deep enough for parking space for one largish vehicle and maybe a smaller vehicle tucked in behind

The existing opening into the site is some 4 metres wide, this width is to be retained

Provision is to be made to accommodate 3No car parking spaces as shown on the proposed site development plan

Security

Most of the present houses in the cul-de-sac are laid out as “open-plan” although some of the houses have been planted up to form a barrier around certain perimeters

The house on the corner, No2 Heapy Close has a low brick wall around most of the house frontage

It is possible to walk across the frontages of the houses from one end to the other without having to return to the footpath. This route runs straight across the windows to the ground floor living rooms

This arrangement is neither private nor secure

In order to address this situation, the clients would like permission to construct a low wall around all boundaries to the front of the house, with a gateway opening for access to park The ground levels along all of the site boundaries, along the road frontage and the sides, are all laid to a fall

The proposed wall would be built with a height of 1.00 metre at the highest point by the driveway entrance

The wall would be set down along the frontage but would still exceed the limit if 1.00metre high at a number of positions

In order to reduce the impact of the higher wall positions, it is proposed to build in 400mm high slatted feature fence panels between wall piers

The walls would be rendered to match the finish to the house and the tops of the walls would be capped with strips of black slate cappings.

The plinths to the wall would be constructed using a dark blue engineering brick to protect the lower edges of the render from discolouration

The overall appearance of the wall would be in keeping with the colour palette to be used on the house

The new rear outside amenity area

In the construction of the rear extensions, the rear wall will be located beyond the end wall of the present conservatory

At this point, the existing ground level will be some 500-600mm below the ground floor level to the extension, or 350mm-450mm below the new notional ground level

From this position, the ground continues to fall away even more into the rear garden area

It is proposed to construct a paved amenity area to the rear of the extension, in particular, the area located directly outside the new sliding/folding doors

The level of this area will be more than the permitted development right limit of 300mm above the natural ground level

It is proposed to extend the sitting area across the rear of the proposed extension towards the side boundary fence with No10 Heapy Close

A significant part of this area is already at or slightly below the normal ground level [150mm below the ground floor level] and only a small part of the new paving will need to be built up significantly above the existing ground levels

The amenity area as shown is set away from the lower ground level adjacent to No6 and sits more at the ground level to the rear of No10 Heapy Close

Hopefully this will help to reduce the impact of overlooking into the garden areas of all of the surrounding houses

The clients will also be replacing all of the existing 1.7-1.8 metre high perimeter boundary fencing with 2 metre high close boarded fencing and this will also help to reduce any overlooking and loss of privacy to the neighbouring houses and gardens

[7] Pre-application consultation

The extensions at the front of the house are of a modest scale, they are first floor and two storey extensions and they will only project out some 1.2 metres,

They will always be seen as the backdrop of the existing house

The entrance hall extension is only single storey and not much larger than a front porch in scale

Many of the surrounding houses have been extended in a similar fashion, in parts, over the years

The more extensive extensions are to be located mainly along the rear wall of the existing house and given the limited gaps between the houses, their scale will be difficult to assess when viewed from the front, on Heapy Close

The ground floor part of the rear development are only slightly larger than would be allowed under normal permitted development allowances

The upper level rear extension would also be considered in part permitted development

It was not considered necessary therefore to submit an application for pre-planning application advice prior to the submission of a planning application

[8] Summary of planning issues and the implications of the proposed development

[1] The house does not fall within either a green belt or within any known conservation area

[2] The houses on both sides of Heapy Close have a common building line to both the main front and the rear elevations

[3] There are no windows in the gable walls at either ground or first floor levels to either of the adjacent houses

[4] All of the houses in Heapy Close have a retained gap between the garages and the living room, between the adjacent house of some 2.25-2.35 metres

[5] The main part of proposed extension works on the front elevation to the house relate to a small two storey extension to the right hand side of the elevation, a first floor extension to the left hand side of the house and the modest entrance hall extension

[6] The main part of the proposed extension work at is located along the rear wall of the original house,

[7] As part of the development works, the front balcony area will be removed and both the conservatory and the wc compartment extensions will be taken down or absorbed into the proposed development

[8] Both the front and the rear extensions are to be set away from the boundary so that there will be no encroachment onto neighbours' gardens

[9] The present gap of some 2.35 metres between the original southeast gable wall of the house and the southeast site boundary will be fully retained

[10] The proposed front extension only projects forward by some 1.2 metres, to align all extension walls with the lower hall/dining/garage wall

This will include a first floor extension above the present garage/dining room at one side and two storey to the front of the living room/bedroom

[11] When viewed from the front, all of the proposed front extensions will only be seen against the backdrop of the original house

[12] The proposed front extensions will not project beyond the gable wall of the original house

[13] The proposed ground floor rear extension only projects out by some 4.5 metres from the rear wall of the original house

This is only slightly in excess of the permitted development limits [excluding other issues] and well within the limits as set by the potential for larger homes extensions

The sidewall to this extension is set away from the site boundary by some 200mm on one side and the other side does not extend past the line of the original gable wall

[14] The proposed first floor rear extension only projects out by some 3.0 metres from the rear wall of the original house

For the most part, this is only slightly in excess of the permitted development limits for such upper floor extension [excluding other issues]

The sidewall to this extension is set away from the site boundary by some 200mm on one side and the other side does not extend past the line of the original gable wall

[15] The house directly to the rear is No 27 Abbey Drive. This house will still be set at a distance from the rear wall of the upper rear extension by some 21 metres

[16] Nearly all of other houses on Heapy Close and Abbey Drive have had substantial single and two storey extensions to the front and to the rear elevations, also above the garages and they are similar to the proposed works to No 8 Heapy Close

[17] The upper front wall of the adjacent house, No 6 Heapy Close will be set back from the front wall of the front extension to No 8 Heapy Close by some 1.2 metres

[18] On the rear wall of the adjacent house No 6 Heapy Close there is single storey extension running across the full width of this house
There are no windows in the sidewall to this house facing the boundary with No8 Heapy Close. The window and doorway openings are all on the rear wall
This extension projects out some 2.25 metres beyond the rear wall of this house

The proposed ground floor extension to No8 extends some 2.25 metres past the rear end wall to this extension while the end wall to the first floor extension extends some 0.75 metres past the rear end wall to this extension

[19] The nearest edge of the nearest first floor window, a bedroom, located on the front elevation to No6 Heapy Close is set some 5,3 metres away from the front corner of the front extension to No 8 Heapy Close

The nearest edge of the nearest first floor window, a bathroom, located on the rear elevation to No6 Heapy Close is set some 6.35 metres away from the rear corner of the rear extension to No 8 Heapy Close

[20] On the rear wall of the adjacent house No 10 Heapy Close there is single storey extension running across the full width of this house
This extension projects out some 3.65 metres beyond the original rear wall of this house

The proposed ground floor extension to No8 will extends some 0.85 metres past the rear end wall to the extension while the end wall to the first floor extension be set back by some 0.65 metres from the rear wall of this extension

[21] The nearest edge of the nearest first floor window, a bedroom, located on the front elevation to No10 Heapy Close is set some 3.15 metres away from the front corner of the front extension to No 8 Heapy Close

The nearest edge of the nearest first floor window, a bedroom, located on the rear elevation to No6 Heapy Close is set some 3.5 metres away from the rear corner of the rear extension to No 8 Heapy Close

[22] The application of the 45 degree rule to the windows in the front and the rear elevations to both of the adjacent houses clearly shows that the proposed first floor front and rear extensions will lie outside this zone

[23] The windows to each side of the first floor rear extension serve the new en-suite bathroom and the main family bathroom

These windows will be fitted with obscured glass to minimise overlooking into the rear private amenity spaces to each of the adjacent houses

[24] The design of the extensions, including the shape and the proportion of the new roof is intended to reduce the impact and to integrate themselves and to be subservient to the design of the existing house

[25] None of the roofs to the extensions will exceed the ridge height to the original house

[26] Given the location of the proposed extension and the clear maintained distance to the side boundary, it is assumed that there will be no problems arising from “terracing”

[27] The design of the new enclosing front garden walls is intended to provide privacy and security to the house

The design is intended to provide this without the new walls appearing over dominant

The walls are to be stepped down along the road frontage and the impact minimised by the construction of piers with inset open decorative panels

The finishes to the walls and panels is intended to complement the materials to be used on the extensions and the refurbishment of the existing house

[28] The present access from the front to the back of the house will be maintained by the retention of the passageway along the southeast gable wall of the house

A new 2 metre high gate and fence will be provided to ensure security to the house

[29] An area has been designated in the side passageway for the storage of both refuse and re-cycling bins

[30] The present garden area falls away beyond the end of the present conservatory

This garden area will be lower than the ground floor level of the new end wall to the proposed extension[s]

The levels of the new paved sitting areas to the rear of the extension[s] will then be higher than 300mm above the present existing ground level

The location of the new raised paved areas is to be set for access outside the new opening to the sliding and folding doors, this will extend into the area of the present raised path and garden area, alongside the side boundary fence with No 10 Heapy Close, to try to minimise the impact and to reduce the effect of overlooking to the adjacent houses

[31] The present 1.6-1.8 metre high fencing along the rear boundaries is to be either replaced or complemented, to further reduce the impact of any overlooking with 2.0 metre high close boarded fencing

[32] There is a variety of differing materials presently used on the existing house walls, roof and window construction materials

Some materials used are poor matches, as can be seen from the brick selection used on the side extension

The new materials proposes to overcome this with the use of a more limited palette of materials and colours

The use of the render enables these ill-matched materials to be re-covered with a more suitable and matching choice of materials

The use of render will be further extended by its use on the new front boundary walls

The use of render is not alien to the area and this material has been used extensively, to great effect, on the front elevation of the house opposite, No9 Heapy Close and also in limited areas on houses along Blackrod Drive

[33] The existing house being built in the 1960's will have poor or limited thermal efficiency

The proposed extensions enclosing the original house will help to improve this overall thermal efficiency of the extended house by improving the insulation levels to the new walls, roofs, floors and windows

[34] Given the extent of other developments to the houses in the surrounding areas, the proposals should not affect the amenity of the adjacent houses

[35] I do not foresee any possible problems with overlooking or loss of privacy to the adjacent houses resulting from this development

[36] The only house to the rear is set at a considerable distance away from the extended rear wall to the development.

[37] The proposed extensions will only slightly reduce the actual retained area of the present gardens area.

The rear garden will still have a depth of some 7.5 metres

[38] There are no existing tree[s] or hedges either on the site or within either of the adjacent gardens or open spaces that will be affected by the works or are within falling distances of the proposed development

[39] It is not intended to create a new vehicular or pedestrian accesses onto the existing highway nor is it proposed to adapt the existing vehicular or pedestrian accesses onto the existing highway

[40] In carrying out the works to the front boundary walls, it will be possible to adapt the front garden area to accommodate parking spaces for 3No cars to the front of the house

[8] Recommendations and conclusions

Although the proposed extension works require planning permission, the proposals are of a limited scale, in keeping with developments to surrounding houses and would appear to incorporate measures to deal with all of the issues that might arise from such developments

It is hoped that the proposed design proposals are considered to be acceptable and that the planning application can be approved