

A planning submission was previously submitted under Application Number HGY/2023/1187.

It was noted in the Officer's report that the proposal would therefore not adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

The application was refused with the following noted within the Planning Officer's report.

"The proposal is not considered acceptable in terms of design, the proposal is not set back from the eaves. There is consistency throughout the development within the street and so this proposal would be out of character with the pattern of development within the area. It would be highly visible from the street scene and would appear jarring. The proposal is bulky and results in the application dwelling appearing top heavy. Therefore, the proposal would not be acceptable in terms of design."

Considering the above, the application has been resubmitted with the following amendments and comments.

Set back from eaves

The proposal is now set back from the eaves by 200 mm in a similar fashion as per Permitted Development as shown in Figure 1.

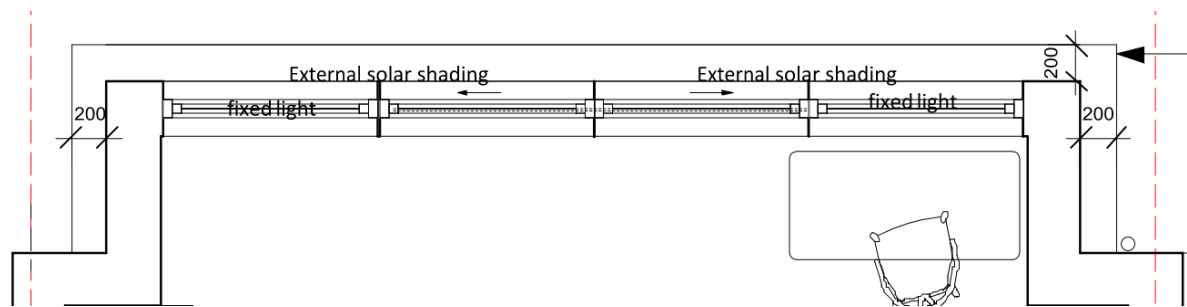


Figure 1 200 mm setback

It should be noted that the request under the planning application is a marginal increase over what would be allowed under Permitted Development as shown in Figure 2 below.

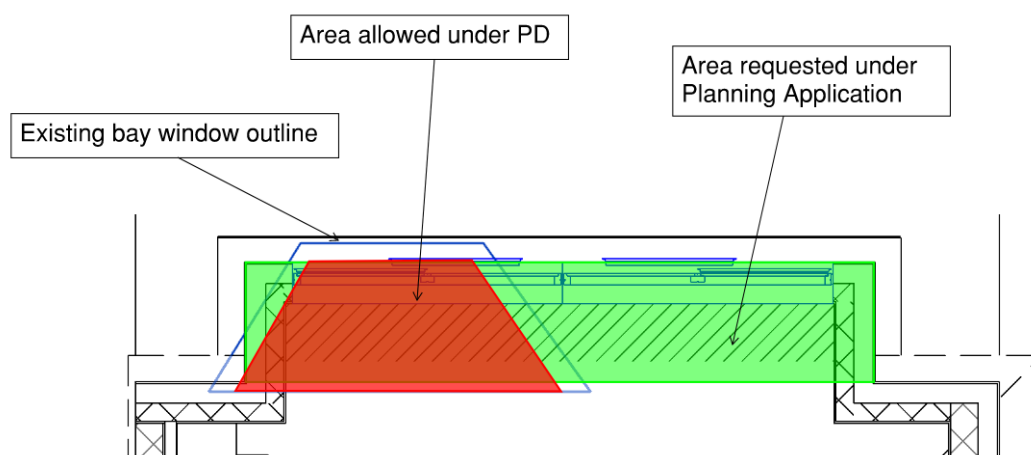


Figure 2 Planning area vs PD

Keeping within character

The proposed amendments to the planning application should bring it in line with similar developments in the area. Most notably No. 15 Gordon Road has extended the loft over a first-floor bay window.

Google Earth image below.



Figure 3 15 Gordon Road with loft extending over bay window

A photo from the street looking at the loft extension of 15 Gordon Road is below.



Figure 4 Photo of 15 Gordon Road with loft extending over bay window

Visibility from street

The Planning Officer's report noted that the previous application would be highly visible from the street scene and would appear jarring.

The rear of 158 Woodfield Way is not very visible from the street level. Photos have been taken from street level to demonstrate this.

Locations of where the photos were taken are shown in Figure 5 with the various shown in Figure 6, Figure 7 and Figure 8.



Figure 5 Photo locations



Figure 6 View of 158 Woodfield Way from Durnsford Road, Location 1



Figure 7 View of 158 Woodfield Way from Woodfield Way, Location 2



Figure 8 View of 158 Woodfield Way from Woodfield Way, Location 3

We trust that these amendments alleviate the Planning Officer's previous concerns and are more acceptable in terms of planning.