

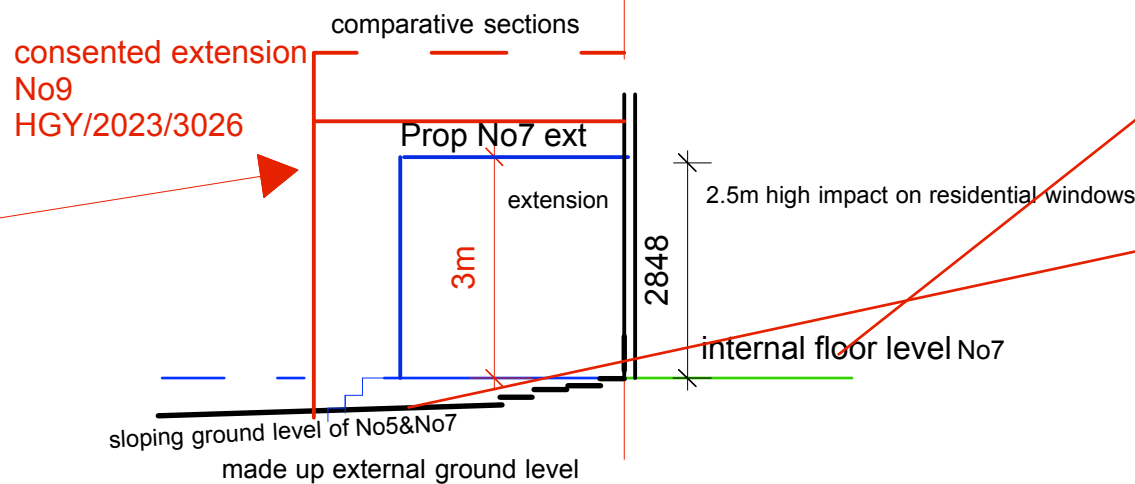
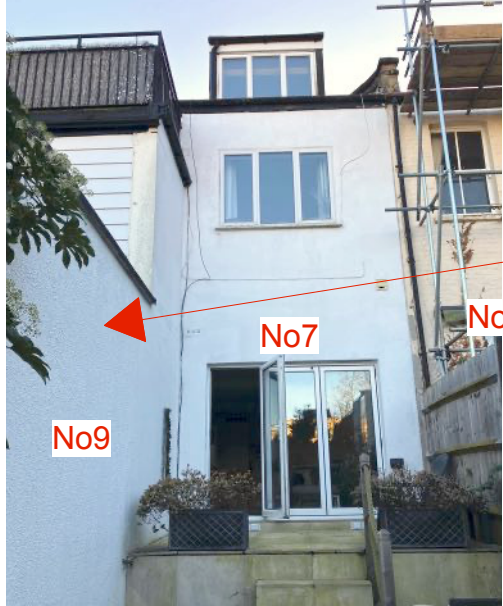


No7 Langdon Park Road has Permitted Development Rights for a 3m high extension to the rear where the height is measured from the highest natural ground level adjoining it.

The impact of the proposal is approximately the same as for Permitted Development rules except that the levels are not all natural ground levels.

windows: impact is effectively only of 3m high extension due to both floor levels being elevated above the natural ground level

garden: impact at steps is 3m. The level of the steps is not a natural ground level but in practice, the affect is similar to the impact of the Permitted Development standard. After the steps there is a 1.3m area of garden where the effective height of the extension would be 3.2m which considering the modest depth of the extension should be acceptable - especially when it is considered that this situation is similar for neighbouring extensions - notably the extension at No9 was recently consented to be effectively raised to over 5m
As can be seen in the aerial photograph, many properties to the left and right have been allowed to extend despite the sloping natural ground level



Section through house and garden of No7 showing levels of made up ground levels



No 7 Rear view from garden



No 5 Rear view from garden