

Planning Statement.

The impact of the proposed development to the adjoining properties is not considered significantly harmful. The proposal is relatively modest and is of appropriate scale and massing and the resulting impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook is deemed acceptable and accords with guidance set out in the 'Quality Places' SPD.

The proposal does not include any low side facing windows or doors with 3no Velux set within the pitched roof.

The proposed development would be sited to the side of the property and set back from the front elevation by 1.2m and would not be detrimental or adversely affect the appearance of the street scene.

The proposal is not considered large in size, the extension is subordinate in height and the scale, and the residential amenities enjoyed by the occupants of the host dwelling will not be harmed.

Following the inclusion of the side extension, the property will have a combined remaining front and rear amenity space equalling at least 60% of the total floor space, and as such complies with the guidance set out in EBC's Quality Places SPD (Nov 2011).

There will be sufficient rear and side amenity space remaining and all habitable rooms will retain good light and outlook.

The proposal respects the design of the existing house and the wider street scene.

The submitted plans show that materials of construction used, are sympathetic to the existing dwellinghouse and will incorporate external facing materials that match those used in the host property.

There will be no adverse impact upon trees or other natural features worthy of retention and there are no likely significant impacts on the SPA.