



Delegated Report

Householder Planning Application

Planning Application No: 20240545

Location: 1 Strand Close Meopham Gravesend Kent

Description: Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.

Applicant: Mr Lee Jameson

Site Visit Date: 14 April 2023 for previous application ref. 20230142 and 16 November 2023 for a pre-application enquiry

Submitted Documents/Plans

- Covering Letter;
- Application form;
- Location Plan;
- Drawing no. LJ/24/2 Rev. A – Existing Ground Floor, First Floor and Elevations, Existing Roof Plan;
- Drawing no. LJ/24/11 Rev. A – Proposed two storey rear & side extension, ground floor front & side extension;
- Drawing no. LJ/3 Rev. A – Proposed Roof Plan, Proposed Block Plan Showing Proposed Garden Level;
- Retaining Wall and Garden Level - Proposed;
- Photo 1;
- Photo 2;
- Photo 3; and
- Photo 4.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240050	Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.	Refused	17.04.2024
20230142	Erection of a proposed two storey side extension and ground floor front extension.	Refused	17.04.2023
20210468	Erection of a single storey rear/side infill extension, new pitched roof to replace flat roof on existing ground floor side extension and alterations to rear garden retaining wall and steps.	Permitted	02.06.2021
19800590	Formation of vehicular driveway and hardstanding for disabled driver	Permitted	05.09.1980

Between application ref. 20230142 and 20240050 a pre-application enquiry was submitted.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

Due to the scale of the development on a relatively small plot and the application not in keeping with the street scene, Meopham Parish Council object to this application.

We therefore object to this proposal.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no

further comments to make in this case.

Neighbouring properties

8 surrounding properties were consulted – overall consultation expiry date was 16/07/2024 – one response received (objection) the comments of which can be summarised as follows:

- Reiterate their strong objection on grounds the rear extension would still have an overbearing effect and will considerably reduce light to their kitchen;

Non-material planning considerations

- Will block what little view they have (Loss of view is not a material planning consideration).

Officer's Analysis

This application is a re-submission of application ref. 20240050 which was for erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.

Application ref. 20240050 was refused on the following three grounds:

1. The proposed two storey rear extension element of the proposal by virtue of its siting and proximity to the neighbouring dwelling and the proposal to re-affix existing fencing to the top of a proposed retaining wall along the rear boundary due to its height, would cause overshadowing, loss of light and overlooking to the occupiers of no. 45 Huntingfield Road and would generally be an overbearing and unneighbourly form of development which would be harmful to their amenity and privacy. As such in respect of neighbouring amenity the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

2. The proposal would result in the dwelling having an undersized private garden area and would result in the dwelling having an even more undersized private rear garden depth than existing which would be harmful to the amenity and living conditions of existing and future occupiers of the dwelling. As such the proposal in respect of occupier amenity is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

3. The proposal to re-affix existing fencing to the top of a new retaining wall along the rear boundary by virtue of its height would be a highly incongruous form of development which would be out of keeping with the character of the area and harmful to the streetscene. As such in respect of design, character and appearance the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).

It therefore needs to be seen in this latest application whether these grounds of refusal have been resolved and whether all other matters are also acceptable.

The principle considerations in the assessment of the application are as follows:

Design, Character and Appearance

This matter related to ground of refusal no. 3 of application ref. 20230142.

The application property consists of an end of terrace dwelling on a corner plot at the junction of Strand Close and Huntingfield Road. The area is characterised by other terraces and also semi-detached dwellings.

The site is seen in the below aerial photo (application property marked with a star):



The Householder Extensions/Alterations Design Guide (2021) states the following in respect of two storey side extensions:

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden



Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.



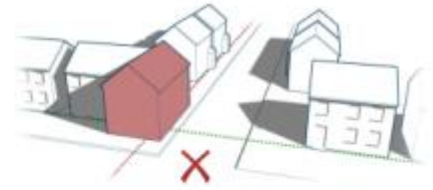
Side extensions should be set back and set in to avoid the 'terrace effect'.

It also states the following in respect of extensions to houses on corner plots (as is the case here):

Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

It states the following in respect of two storey rear extensions:

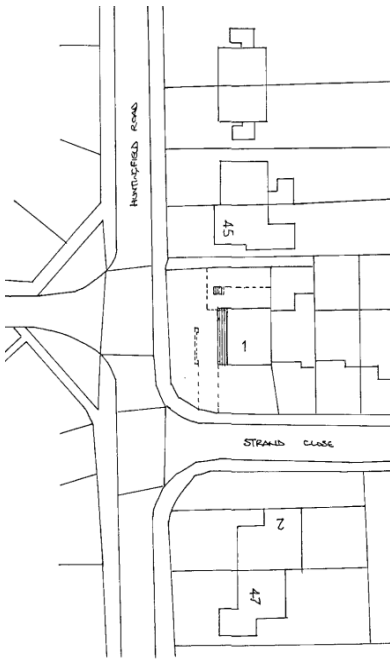
Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

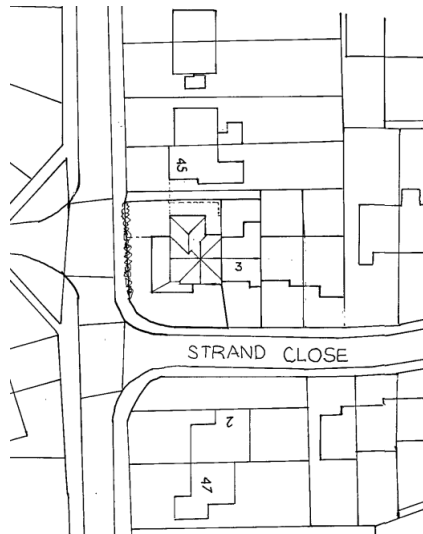
- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- **Width:** Extensions should not be of greater width than the original building.
- **Design:** Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- **Materials:** Using matching external materials and window / door frames is especially relevant for two storey extensions.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

For ease of reference the existing, last refusal under ref. 20240050 and the current proposed plans are as follows:

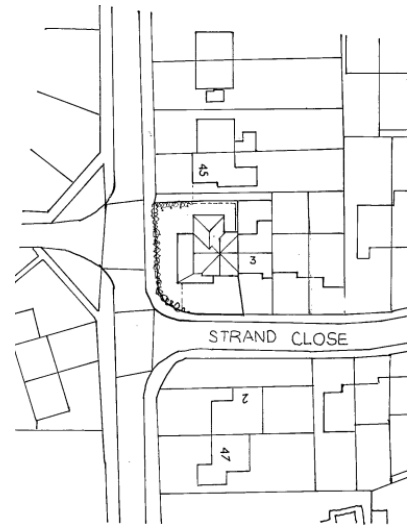
Block Plans



Existing



Refused (20240050)



Proposed

Existing Elevations & Floor Plans



EXISTING FRONT ELEVATION 1:50



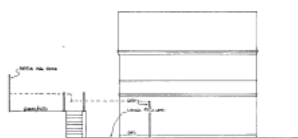
EXISTING SIDE ELEVATION



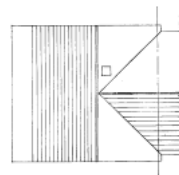
EXISTING REAR ELEVATION



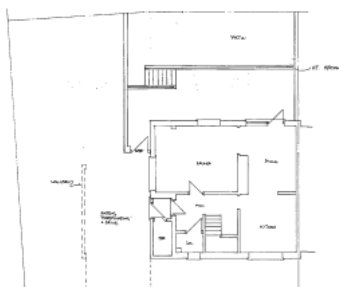
EXISTING SECTION



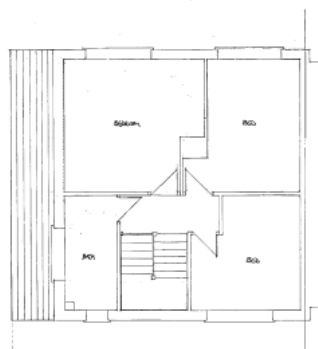
EXISTING LEVEL 1:50



EXISTING LEVEL 1:50



EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50

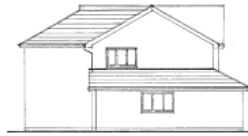


EXISTING PLAN 1:50 (20240050)

Refused Elevations & Floor Plans (ref. 20240050)



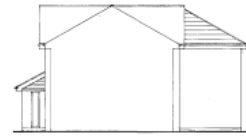
Refused front elevation (1:50)



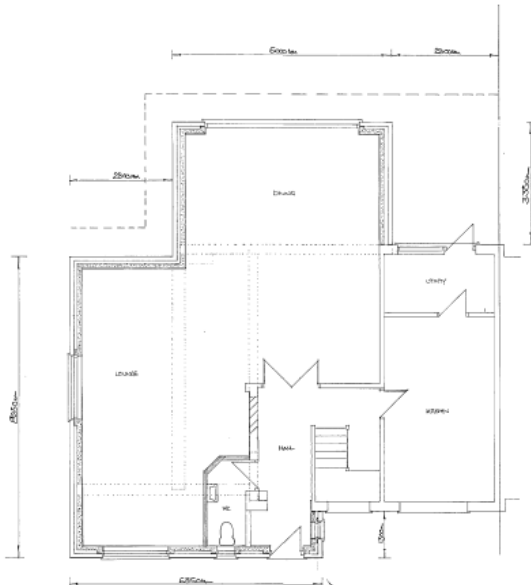
Refused side elevation



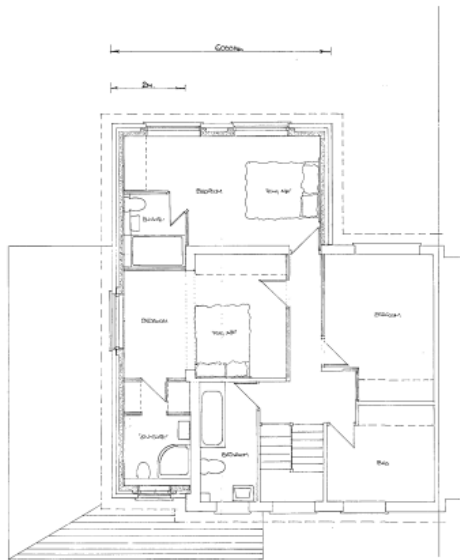
Refused rear elevation



Refused side elevation

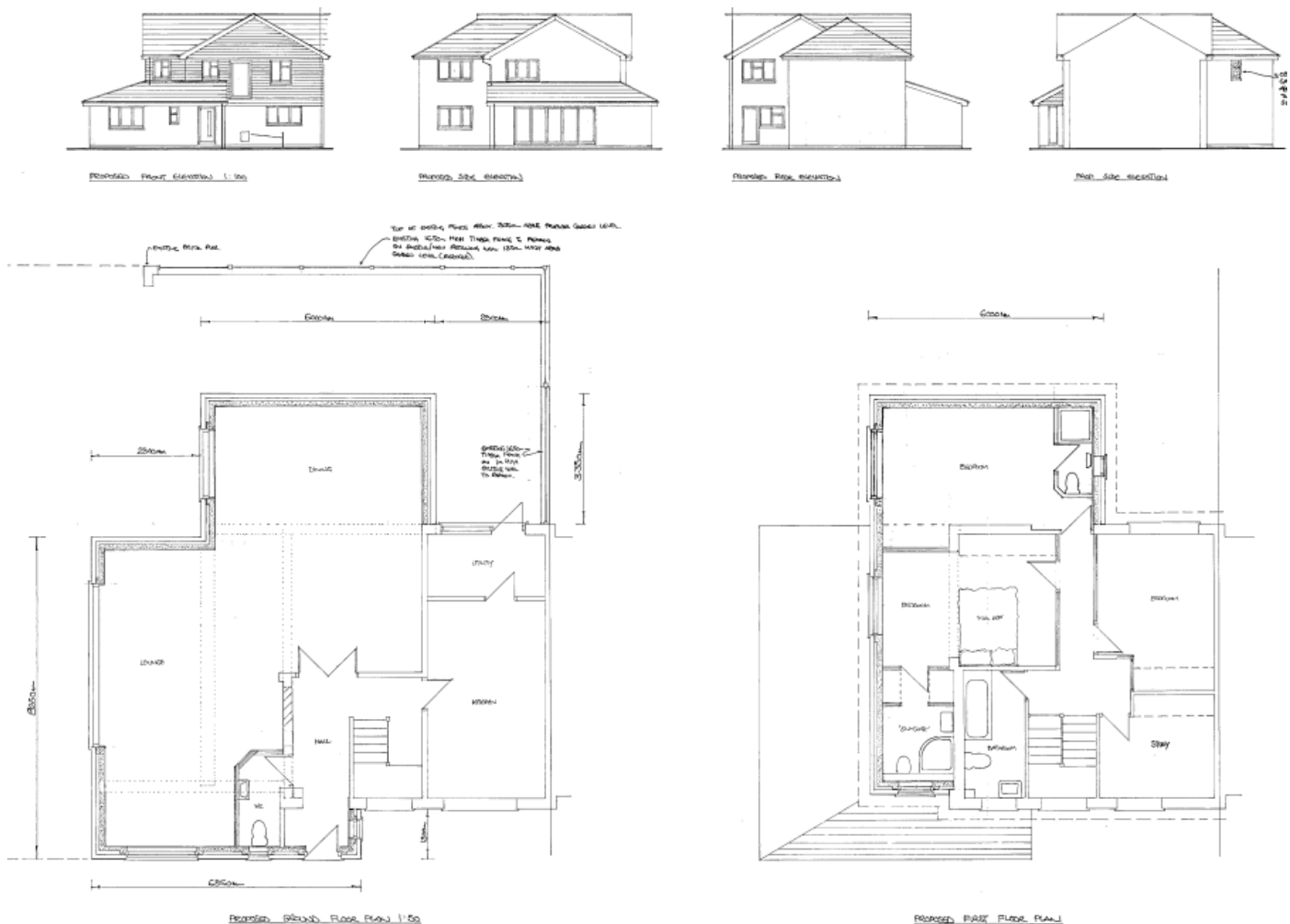


Refused ground floor plan (1:50)



Refused first floor plan

Proposed Elevations & Floor Plans (ref. 20240545)



In previous refused application ref. 20240050 the proposed extensions themselves were considered acceptable in design terms. The issue with the proposal in respect of design, character and appearance and which formed ground of refusal no. 3 of application ref. 20240050 was that it appeared it was proposed to construct a fence to a new retaining wall along the rear boundary which would have appeared incongruous and out of keeping with the character of the area. However, it has now been made clear in this latest application with the submitted drawings and annotations that it is proposed to excavate the area of the garden which is currently at a higher level in order to create one level to match the rest of the site. The retaining wall would be 1.9m in height from the new ground level and a fence of 1.8m in height is shown to be installed on top of it. The total overall height of the wall and the fence would be 3.5m. It can be seen this wouldn't be materially greater than the existing fence height along the boundary which from the upper garden level is 1.7m. In the proposal the fence would be 1.8m above the height of the existing upper garden level. The reason for previous application ref. 20240050 being refused in respect of design, character and appearance has therefore been resolved.

However, a new issue which has been created in this latest application which means the proposal is still unacceptable in respect of design, character and appearance. There is a lack of any windows in the rear elevation of the proposed two storey rear extension creating a vast flank façade on the rear elevation of the property. It is explained that this has been done to resolve the overlooking issues which formed part of ground of refusal no. 1 of application ref. 20240050 however this has now created a new design issue which did not exist in the previous application. The proposed extensions are considered acceptable in respect of design, character and appearance apart from the blank facade issue which is expanded upon further below.

In respect of the proposed part two storey part first floor side extension element of the proposal, the first floor element would be built in line with the building line in Huntingfield Road. The ground floor element is proposed to project beyond the building line and although ideally the whole of the two storey side extension would be in line with the building line in Huntingfield Road the fact that the first floor element would be is the most important factor. The part two storey part single storey side extension is acceptable in respect of its width as the first floor element would be only 2.1m in width and the ground floor element would be 2.8m, therefore less than half the width of the host dwelling. The ridgeline would not be set down but would be built in line with the ridgeline of the host dwelling, it is considered that as the extension would be set back from the front wall at first floor and given the very modest width of the extension particularly at first floor level then the lack of set down is acceptable on this occasion. The front of the side element would not be set back at ground floor as this is where the proposed single storey front extension is proposed but given that this is at ground floor level only the projection is considered acceptable; it would be of modest depth and not project beyond the building line in Strand Close. The proposed single storey front extension and ground floor element of the side extension would have a pitched roof which would be in keeping with the host dwelling and the two storey element would have a pitched roof with gable end which would be in keeping also.

In respect of the proposed two storey rear extension, this would be 3.3m in depth and would extend out half from the existing dwelling and the rest behind the proposed two storey side extension all as one extension. It would have a hipped roof which would sit just down from the ridgeline of the host dwelling. It is not a small extension but there is half of the rear of the original dwelling that would still be visible and although the roof would ideally be set lower down to be more subservient, it would at least be set down just below the ridgeline of the host dwelling. Its depth would be 3.3m which is subservient to the existing depth of the dwelling which is 7.5m. However, as stated, it is not considered acceptable that the rear elevation of the proposed two storey rear extension would have no windows. This has now left a vast blank windowless rear elevation to the proposed two storey rear extension. Although there would be the existing dining room window and door at ground floor level and existing northernmost bedroom window at first floor remaining in the original part of the rear elevation, the majority of the rear elevation of the dwelling would be windowless. This would create an incongruous and unacceptable appearance to the rear of the dwelling which currently has windows and would be harmful to the character of the dwelling. It would also be harmful to the character of the streetscene when the property is viewed looking eastwards from Huntingfield Road. As such although the previous issue of the fencing has been resolved, there is now a new issue of the lack of any windows in the rear of the two storey rear extension which means the proposal is still unacceptable in respect design, character and appearance.

The proposed two storey rear extension element of the proposal by virtue of its blank and windowless façade on the rear elevation would create an incongruous and unacceptable appearance to the rear of the dwelling which would be harmful to the character of the dwelling and the streetscene. As such the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023). In this respect although ground of refusal no. 3 of application ref. 20240050 has been resolved (as the matter of the fencing has been clarified) there is now a new design issue which means the proposal is still unacceptable in respect of design, character and appearance.

Landscape Character

The site is located in the Meopham Downs Landscape Character Area. As the proposal is for extensions to a property in a built-up area of housing within the rural settlement of Hook Green, it is considered there would be no harmful impact on the surrounding landscape character and in this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Occupiers

This matter related to ground of refusal no. 2 of application ref. 20230142.

Under the proposals the dwelling would remain a three bedroom property. SPG2 (2020) sets out the minimum private garden area and rear garden depths according to the number of bedrooms a property has:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The existing and proposed garden areas and rear garden depths (excluding parking areas) are:

Existing

- Existing Garden Area – 174 sq. m
- Existing Rear Garden Depth – 6m

Proposed

- Overall garden area (with the garden to both the rear and side area included) = 142.2 sq. m
- Rear Garden Depth – Ranges in depth from 3m (from the rear wall of the proposed extension) - 6.6m (from the original rear wall of dwelling)

In the previous application the proposed block plan showed that the garden area would be 84 sq. m which would have been under the minimum standard of 100 sq. m. However, in this application the proposed block plan submitted now shows clearly the proposed garden area that would be available and with the excavation of the upper garden land proposed, the whole of the garden to the rear and side would now be opened up as one level creating one area overall. It can be seen that the proposed garden area would now be 142 sq. m which would exceed the minimum standard as set out in SPG2 (2020).

With regards the rear garden depth from the rear wall of the dwelling, this is already undersized for a three bedroom dwelling as it is 6m in depth. In the previous application the proposed two storey rear extension would have caused the rear garden to be reduced even further as it would have ranged from 3m in depth from the rear wall of the proposed two storey rear extension to 6m from the original rear wall of the dwelling. In this current proposal the rear garden depth would range from 3m from the rear wall of the two storey rear extension to 6.5m from the original rear wall of the dwelling. The rear garden depth from the rear wall of the house would still cause an undersized rear garden depth to become even more undersized. The minimum rear garden depth for a 3 bedroom dwelling is 10m and so the rear garden depth would be undersized by 3.5m – 7m.

Although the proposal has now clearly shown the proposed garden area that would be available and demonstrated that this would now exceed the minimum garden area, the proposal would still result in the existing rear garden depth which is already undersized becoming even more undersized, as it would be considerably under the minimum standard as set out in SPG2 (2020). This would be harmful to the amenity and living conditions of existing and future occupiers of the dwelling.

The proposal would result in the rear garden depth of the dwelling which is already undersized becoming even more undersized than the existing situation which would be harmful to the amenity and living conditions of existing and future occupiers of the dwelling. As such the proposal in respect of occupier amenity is still contrary to Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2023) and in this regard ground of refusal no. 2 of application ref. 20240050 has not been resolved.

Neighbouring Amenity

This matter related to ground of refusal no. 1 of application ref. 20240050.

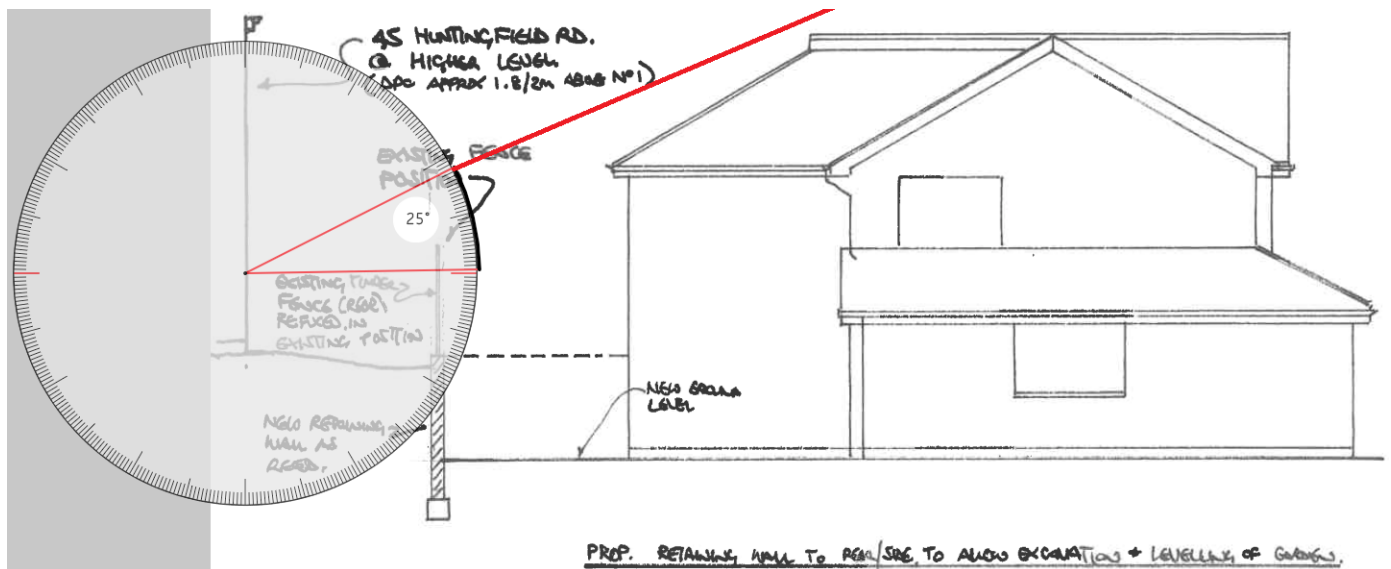
In this application drawings have been submitted which clearly show the land levels of the application site and its neighbouring property no. 45. Huntingfield Road which helps aid the assessment of the proposal on neighbouring amenity.

No. 45 Huntingfield Road

No. 45 Huntingfield Road is located to the west of the application dwelling.

The proposed two storey rear extension element of the proposal would be built behind half of the existing rear elevation of the dwelling and extend across behind the two storey side element proposed. This means that the two storey rear extension would therefore be closer to no. 45 than the existing situation at both ground and first floor levels and the rear elevation of the extension would face onto the flank elevation of no. 45.

Due to this the 25 degree test is the applicable test. SPG2 (2020) states that in order to protect against overshadowing, all applications for residential development will be expected to comply with the "25 degree rule". This states that if any part of the new development obstructs the 25 degree line from the centre of the lowest window in the adjacent building, then overshadowing and loss of light may occur to those lowest windows. The 25 degree test has been carried out from the centre of the lowest windows in the flank elevation of no. 45 (i.e. the ground floor windows which appear to serve a kitchen) and this is as follows:



As can be seen this shows that the proposed two storey rear extension element of the proposal would not obstruct the 25 degree line and therefore this denotes that no actual overshadowing or loss of light would occur to the ground floor windows of no. 45.

However, as stated in the delegated report for previous application ref. 20240050, at the close proximity that the rear wall of the proposed extension would be to the windows in the flank of no. 45 the extension would also generally be an overbearing and unneighbourly form of development. The distance from the rear elevation of the proposed two storey rear extension to the flank elevation of no. 45 would be 6.2m – 6.9 due to the staggered flank elevation of no. 45. At these distances, it is considered that the two storey rear extension element of the proposal would be an overbearing and unneighbourly form of development to no. 45 notwithstanding that the application dwelling is at a lower level than no. 45. Due to it being a two storey rear extension and given the proximity to no. 45, it would have been an overbearing and unneighbourly form of development to that property.

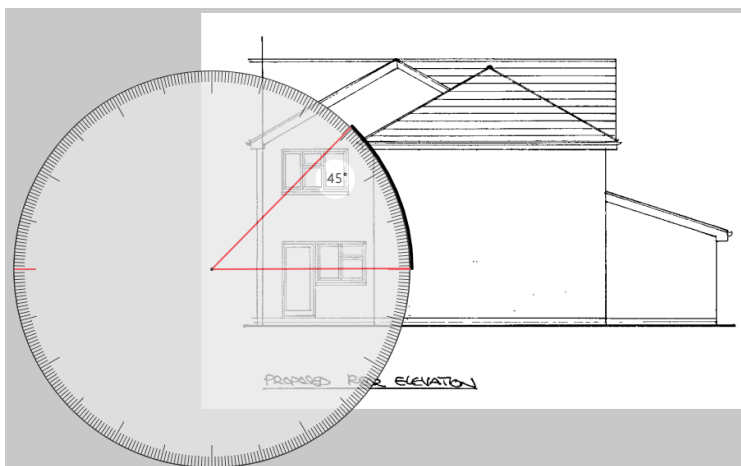
In respect of overlooking SPG2 (2020) states that where windows of habitable rooms face each other a window-to-window distance of at least 21m should be provided and that the minimum distance from the window of a habitable room to any house wall which contains no habitable room windows can be reduced to 11m.

In the previous application there would have been windows at ground and first floor levels of the extension

The occupiers of no. 45 would therefore not be impacted on by the proposed retaining wall and fencing and the proposed extensions are not likely to cause any actual overshadowing or loss of light nor any overlooking but it is still considered that the proposed two storey rear extension element of the proposal would generally be an overbearing and unneighbourly form of development given it is a two storey rear extension and its close proximity to no. 45 which would be harmful to the amenity and privacy of existing and future occupiers of that property.

No. 3 Strand Close is located to the north of the application dwelling. Due to the proposed two storey rear extension and the orientation of no. 3 to it the 45 degree is the applicable test which needs to be carried out from the nearest window in order to assess overshadowing and loss of light on no. 3. This is shown below:

[illegible]



As can be seen this shows the proposed two storey rear extension element of the proposal would not project beyond the 45 degree line on either plan or elevation therefore denoting there would be no overshadowing or loss of light. There is a window proposed in the north flank elevation of the proposed rear extension element at first floor level which would serve an en-suite. It is shown that it would be obscure glazed. It is a non-habitable room, if permission were to be forthcoming it could be acceptable subject to conditioning that the window must be obscure glazed and non-openable except 1.7m above the floor level of the room. This is in order to ensure no overlooking to no. 3 Strand Close.

Due to the siting and distance of the proposal from any other neighbouring properties there would be no impact on any other neighbouring properties with regards overshadowing, loss of light or overlooking.

In summary, the clarification on the proposal with the additional information submitted and the changes made to it have resolved the previous issues concerning overshadowing, loss of light and overlooking however, it is still considered that the two storey rear extension element of the proposal by virtue of its siting and proximity to the neighbouring dwelling no. 45 Huntingfield Road would generally be an overbearing and unneighbourly form of development which would be harmful to the amenity of existing and proposed occupiers of that dwelling. As such in respect of neighbouring amenity the proposal would be contrary to Policy CS19 (LPCS) and paragraph 135 (f) of the NPPF (2024) and in this regard ground of refusal no. 1 of application ref. 20240050 has not been resolved.

Parking and Highway Safety

Under the proposals the dwelling would remain a three bedroom property and there would be no altering of the existing parking provision. It is therefore considered that the proposal would be acceptable with regards parking and highway safety and in this regard the proposal would be compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an area of Archaeological Potential but KCC Heritage confirm that the proposals are unlikely to have a significant below-ground archaeological impact. It is therefore considered there is no need for any archaeological work or watching brief condition in this case, should permission be forthcoming. In respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

This current proposal has resolved some of the previous issues with application ref. 20240050. The matter of the retaining wall and fencing has been clarified such that the issues with the proposal in respect of design, character and appearance and forming ground of refusal no. 3 have been resolved. However, there is now a new design issue which has been created in this proposal, that of the two storey rear extension element having no windows and so the proposal is still unacceptable in respect of design, character and appearance and a ground of refusal on the basis of design, character and appearance still applies.

The issues with the proposal in respect of occupier amenity have been partly resolved as it has been clarified that the garden area would exceed the minimum standards but the proposal would still result in the rear garden depth from the rear wall of the house to be further undersized than it currently is. The proposal is therefore still unacceptable in respect of occupier amenity and ground of refusal no. 2 has therefore not been resolved.

The proposal has resolved some of the issues in respect of neighbouring amenity as the matter of the land levels of the application site and the neighbouring property have been clarified such that it can now be considered that the proposal would not cause overshadowing or loss of light to the neighbouring property no. 45 Huntingfield Road. The matter of overlooking has also been resolved as there would now be no windows in the rear of the two storey rear extension. However, given the siting and close proximity to the neighbouring property no. 45 Huntingfield Road it is considered the proposal would still be an overbearing and unneighbourly form of development. As such ground of refusal no. 1 has not been resolved.

The proposal as before is considered acceptable in respect of landscape character, parking and highway safety and archaeology however, it is unacceptable in respect of design, character and appearance, occupier amenity and neighbouring amenity.

Recommendation: Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th August 2024	Dated:	13 August 2024