

9 BEECH WALK

This application relates to a part single, part two storey side and rear extension

To a detached property on the east side of Beech Walk

Both neighbouring properties have been extended over two storeys

Notably No 7, which this proposal essentially seeks to mirror

This photograph of the frontage illustrates the significant gap between the two properties at first floor level

Whilst to the rear

You can see here the corresponding development at No 7. For the avoidance of doubt, the window in the side elevation there relates to a non-habitable room (in this case, a bathroom)

This is the view of the other neighbour however, this side of the house is not proposed to be extended

With regard to the plans here, the proposal would extend only around 1.7m beyond the existing ground floor rear projection and infill the front section to the side

This would equate to 4.5m at first floor level, whilst the proposed side extension would maintain a 2m gap to the neighbouring flank elevation, as sought by the Residential Design Guidance SPD.

Whilst the roof plan confirms this is a significant extension

As demonstrated by the Block Plan, it would essentially mirror the existing extensions at No 7

With regard to the elevations, the side extension has been subordinated from the main ridge

The proposed dormer in the rear elevation is proportionate, whilst the materials and hip roof design are commensurate with the host property and surrounding area

This is evident also in the side elevations. For those reasons – and given that the siting of the proposal and its relationship to the extensions at No 7 mean that no unacceptable impact on neighbouring amenity has been identified – this application has been recommended for APPROVAL