

- 5.2 The proposed garage measures 6.2m by approximately 3.4m with an additional 1.5m extension to the front, to the side of the existing porch. The extension features an extension of the existing porch roof to the front of the garage and a shallow sloping roof to the rear. The works would be screened in part from the public footpath to the north by the existing close boarded fence that is set slightly higher than the footway. The works would not be detrimental to the character of the street scene as the garage extension is similar to others in the vicinity. The works would not have an adverse impact on the appearance of the existing pair of semi-detached houses as the neighbouring property, no.31, has an existing garage extension to the side. The works would not result in a terracing effect as the addition is single storey only and is separated from the neighbouring property to the north by the footpath.
- 5.3 The proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. The works would be a replacement for the existing prefabricated garage to the side of the house. The addition would be viewed against the existing outline of the side of the application property. The works would also be partially screened from no. 35 to the north by the existing boundary fence and footpath. The works do not extend beyond the rear of the original house and is over 7m from the house to the north so would not result in a loss of light to the neighbouring properties. The extension features only one window in the rear elevation that serves the garage so would not result in any overlooking or loss of privacy.
- 5.4 The garage is of an adequate size to accommodate a car and is served by a suitable access for the development proposed.
- 5.5 The proposal is therefore considered to be acceptable.

6. Recommendation:

- 6.1 **Grant Planning Permission** in accordance with the following submitted details: Drawing 1 dated 21.08.2007, Drawing 2 dated 21.08.2007; and subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (Z013)

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.
 2. All materials used externally shall match those of the existing building. (D002)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

Informative

1. This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners. (Q040)

Contact: Robin Gilbert