

WTT/19158 – Mr & Mrs R Burtenshaw

**Proposed extension and 10ft conversion including raising the roof with accommodation within
23 Home Close, Wootton**

1.0 **The Proposal**

1.1 This is an application for an extension to a bungalow including raising the roof to provide an additional bedroom on the ground floor, and two bedrooms, a bathroom and additional storage space on the first floor. **Appendix 1** details the elevation and floor plans. **Appendix 2** is a location plan and **Appendix 3** is a plan showing parking provision for 3 cars and visibility splays.

2.0 **Planning History**

2.1 None

3.0 **Planning Policies**

3.1 Policy H18 in the adopted Local Plan deals with extensions and their impact on neighbours and on the character and appearance of the area. The equivalent policy in the Second Deposit Draft Local Plan 2011 is H24.

4.0 **Consultations**

4.1 Wootton Parish Council object:

"The proposed extension will overshadow the neighbours at No. 25".

4.2 No letters have been received from neighbours.

4.3 County Engineer: No objection subject to conditions

5.0 **Officer Comments**

5.1 The main issues are whether there is a harmful impact on neighbours or on the character and appearance of the area.

5.2 No. 23 Home Close is a bungalow, situated at a slight angle away from No. 25 with a garage located on the west side, adjacent to No. 21, towards the rear of the property. The garage will be converted to provide the additional ground floor bedroom and extended forward to provide an enlarged front entrance. There will be no additional windows on the flank elevation. The proposal does not include extending the property to the rear.

5.3 No. 25 Home Close is located due east and approximately 4.5 metres forward of No. 23 Home Close. A covered walkway lies adjacent to No. 23, and a conservatory and kitchen window faces the rear. The loft conversion due to the existing juxtaposition of No. 23 with No. 25, will undoubtedly have an impact on the amenity of No. 25, however, due to lack of main habitable rooms on the side elevation and, in your Officer's opinion, the omission of the proposed roof-light to the rear first floor bedroom – which can be secured by condition – the impact is not considered, on balance, to have such a harmful effect as to justify refusal.

5.4 Although the pitch of the roof will be increased, the eaves height remains the same, and due to the points raised above, this is not considered to have a harmful impact on either neighbour and is, therefore, considered acceptable.

5.5 The other main issue is whether the proposal will have a harmful impact on the overall character and appearance of the area. This part of Home Close is characterised by bungalows. However, several properties nearby have been extended and altered in recent years, and so the precedent has been set. The proposal measures 7 metres in height and comparison can be made with these nearby properties. No. 11 measures 7.3 metres in height and No. 15 7.5 metres in height. The proposal is comparable to these examples and it is not thought that an objection based on harm to the character and appearance of the area or the street scene could be justified.

6.0 **Recommendation**

6.1 *That permission be granted subject to conditions:*

1. *TL1 Time Limit - Full Application*
2. *RE1 Matching Materials*
3. *MC12 Height of Sill of Window/Roof Light*
4. *HY24 Car park Layout (Dwelling)*
5. *Omit roof-light and no additional windows, and obscure bathroom roof-light.*