

Cond No.	SC No.	
		<u>SITE</u>
		Towards west boundary of Hatched Section 5 shown on a sheet of map SA 11000 1000 West Area
		characterised by fairly uniform semi detached houses set in deep hills.
		Application premises comprise built brick + cream rendered semi detached house adjoins No 379. Large area of hardstanding in front suitable for 3 cars with single garage at side attached to rear of No 375 next door.
		Line of leylandi at rear boundary of site with post and rail wire mesh fencing at same side boundary.
		Existing canopy at rear of application premises adjoins rear extension to No. 379.
		<u>Propose</u>
		It is proposed to erect a single storey rear extension adjacent to boundary with No 379. Extend garage to front to provide extended garage and porch.
		Extend above existing garage to provide further bedroom and shower room and extend at rear of existing garage to provide utility room, W.C and garden room.

OBSERVATIONS

Note received

APPRAISAL

Proposed extension matches form of original. Extension at rear matches depth of that to No 379. ∴ no harm to the outlook from the rear of their property.

1st floor extension provides additional 2.5m in width retaining a gap of 1m between side wall of extension + boundary in accordance with Res Crit 13 to avoid terracing effect.

One obscure glazed not opening light proposed in flank elevation. ∴ no long privacy to the window in this wall of No 375. No direct overlooking between windows one of which obscure glazed.

Ground floor extension at rear of garage + portion of garden now would have no undue impact on outlook from rear of 375.

Rear window to habitable room to No 375 detached from boundary by own garage. ∴ rear of that garage concealed not roofed outbuilding. ∴ proposed garden shed will not impinge on outlook from rear of No 375.

Levelled at rear boundary fence ground increased overlooking to rear

RECOMMEND APPROVE.