

# OFFICERS REPORT

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APPLICATION No: S6/2000/603

DESCRIPTION: Erection of first floor side extension and single storey rear extension

LOCATION: 381 St Albans Road West

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## ◆ THE SITE

This property is a semi-detached hipped roof house located to the west of the junction between St Albans Road West and Poplar Avenue. The property occupies a plot with a south facing rear garden depth of 20m.

## ◆ PROPOSAL

The application proposes a first floor side extension that is to be located above the existing garage. The extension will facilitate an additional bedroom and bathroom and will be of a width of 2.07m and of the same depth as the house with fenestration to the front, side and rear elevations.

In conjunction a ground floor rear extension is also proposed. This extension is of a depth of 5.5m and of a width of 8.87m (which is almost to the full width of the house).

## ◆ REPRESENTATIONS

A letter has been received from the adjoining occupiers of 379 St. Albans Road West. The letter raises issues regarding the guttering, drainage and the construction of the proposed rear extension.

## ◆ DISCUSSION

The first floor side extension is located 1m from the boundary and as such meets the criteria given in Appendix A of the district plan. The side window to the extension could be required to be obscure glazed so as to prevent any possible overlooking. The roof to the main dwelling will remain at the same pitch and style and so I do not consider that the extension will appear dominant or incongruous within the street scene. There are also other examples of this type of development within this part of St Albans Road West.

The rear extension is large in size although the design incorporates a pitched roof, which is preferable. The other half of the pair of semi detached houses has had no rear extension, but has a set of patio doors located 0.8m from the boundary. There is however a 2.2m high fence between the two dwellings and mature landscaping along this boundary. The extension would therefore be difficult to view from this property.

To the east of the property No 379 St Albans Road West has a ground floor rear extension and is located over 2m from the boundary. Therefore, whilst the rear extension is large it will not have any detrimental impact upon the amenities of this dwelling in terms of privacy or sunlight. With regard to the comments raised by the occupier of this dwelling these are points that would be addressed at a later stage via building regulations.

The ground floor rear extension is bordering on being too large in size, however, the impact it may have on either of the adjoining properties is limited due to the south facing aspect of the rear gardens and the boundary treatment between the dwellings.

A good level of private garden space will be retained.

#### ◆ **RECOMMENDATION**

The proposed first floor side extension is of a size and design that will not appear out of character within the street scene

The proposed rear extension is large, but not of a size that is considered excessive. The rear extension will not have a detrimental impact upon the amenity of the adjoining dwellings.