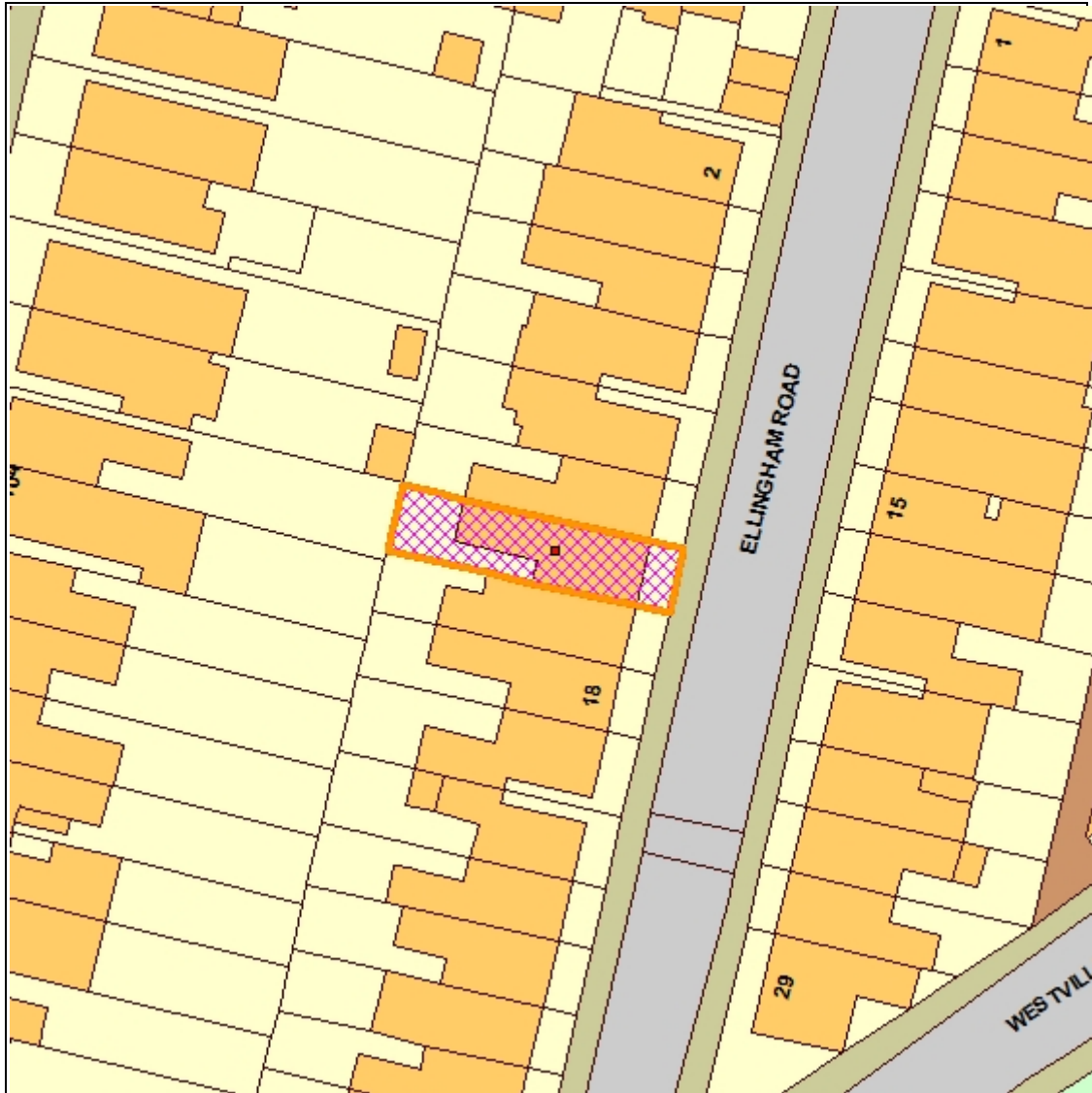

Ward: Coningham

Site Address:

14 Ellingham Road London W12 9PR



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For identification purposes only - do not scale.

Reg. No:

2023/01529/FUL

Case Officer:

Aisling Merriman

Date Valid:

15.06.2023

Conservation Area:

Committee Date:

07.11.2023

Applicant:

Mr & Mrs Charles & Rebecca Keidan & Steinfeld
14 Ellingham Road London Hammersmith And Fulham W12 9PR

Description:

Erection of a rear roof extension, involving an increase in the ridge height to match adjoining property no.12; erection of a rear extension at second floor level, over part of the existing back addition; erection of a single storey rear extension, to the side of existing back addition; installation of 3no. rooflights in the front roofslope; erection of 1.7m high obscure glazed screening over the remaining part of existing first floor back addition, in connection with its use as a roof terrace.

Drg Nos: P/22 (Rev. B); P/23 (Rev. D); P/24 (Rev. B); P/25 (Rev. -); P/26 (Rev. E); P/27 (Rev. A); P/27 (Rev. A); P/28 (Rev. C); P/29 (Rev. C); P/30 (Rev. E); P/31 (Rev. A); P/32 (Rev. -). P/33 (Rev. C); P/34 (Rev. B). FRA (received 10 June 2023)

Application Type:

Full Detailed Planning Application

Officer Recommendation:

- 1) That the Committee resolve that the Director of Planning and Property be authorised to grant permission subject to the conditions listed below;
- 2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) The development hereby approved shall be carried out and completed in accordance with the materials (including colour and finish) specified on the drawings hereby approved. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate. The re-built party wall should match the existing wall in terms of brick and mortar colour and bond pattern.

To ensure a satisfactory external appearance, in accordance with Policies DC1 and DC4 of the Local Plan (2018)

- 4) The balustrade of the Juliet balcony at second floor level on the west elevation [Dwg. No. P/26 (Rev.E)] hereby permitted shall be fixed flush with the rear elevation of the building at the same time as the associated doors are installed. The doors to the Juliet balconies shall open inwards only. The doors and balustrades shall be permanently retained in this form for the lifetime of the development.

To ensure a satisfactory external appearance and to protect the amenities of adjoining occupiers in terms of privacy and overlooking, in accordance with Policies DC1, DC4, DC8 and HO11 of the Local Plan (2018).

- 5) The height of the proposed side infill extension should not exceed 2 m as measured from the ground floor level of No. 16 Ellingham Road where the proposed extension extends past the existing extension at No. 16, as per Dwg. No. P/26 (Rev. E).

To protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policy HO11 of the Local Plan (2018).

- 6) The terrace hereby approved shall not be first used until the privacy screening has been installed as shown on approved Dwg. No. P/26 (Rev. E). The privacy screen shall achieve a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall have a height of 1.7m above the finished floor level of the terrace along the side/rear elevations. The privacy screen shall thereafter be permanently retained as approved.

To protect the amenities of neighbouring occupiers in terms of overlooking and privacy in accordance with Policy HO11 of the Local Plan (2018).

- 7) No part of any roof of the rear roof extension hereby approved shall be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof. No railings or other means of enclosure shall be erected on the roof, and no alterations shall be carried out to the property to form access onto the roof.

The use of the roof as a terrace would increase the likelihood of harm to the

existing residential amenities of the occupiers of neighbouring properties as a result of overlooking, noise and disturbance, contrary to Policies HO11 and CC11 of the Local Plan (2018).

- 8) No external air-conditioning units, ventilation fans, extraction equipment, flues or other plant equipment and associated external pipework or ducting shall be fitted to the rear elevation unless otherwise shown on the approved drawings.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC4 and HO11 of the Local Plan (2018).

- 9) No water tanks, water tank enclosures or other structures shall be erected upon the roof of the extension hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, contrary to Policies DC4 and DC8 of the Local Plan (2018).

- 10) The development shall be carried out and completed in full accordance with the details contained within the approved Flood Risk Assessment [received 10 July]. No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

To limit the impact on flood risk and mitigate the susceptibility of the development to flooding in accordance with Policies CC2, CC3 and CC4 of the Local Plan (2018).

- 11) The ridge height of the main roof shall not exceed the existing ridge height of No. 12's roof, in accordance with approved Dwg. No. P/25 (Rev. -).

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans

Justification for Approving the Application:

- 1) Officers consider that the proposed rear roof extension, pod addition, terrace and ground floor side infill extension would not have an unacceptable impact on the existing amenities of the occupiers of neighbouring residential properties and would be of an acceptable visual appearance. The proposed development would be acceptable with regards to the surrounding build context. The proposed development is consistent with the pattern of development in the area, is subservient to the original building and respects the area's character and would

not have a negative impact on neighbouring residential amenities. Officers consider that the proposed development complies with Policies DC1, DC4, DC6, HO11, CC3 and CC4 of the Local Plan (2018) and Key Principles HS6, HS7 and HS8 of the accompanying Planning Guidance Supplementary Planning Document (2018). Officers recommend a grant of permission.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Andrew Marshall (Ext: 4841):

Application form received: 10th June 2023
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2023
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:
Thames Water - Development Control

Dated:
16.06.23

Neighbour Comments:

Letters from:

Dated:

106a Percy Road Shepherds Bush W129QB	02.07.23
104 Percy Road London W12 9QB	13.07.23
16 Ellingham road london W12 9PR	11.10.23
Ground Floor 104 Percy Road London W12 9QB	13.07.23
16 Ellingham Road London W12 9PR	28.07.23
16 Ellingham road Shepherds Bush london W12 9PR	13.07.23
16 Ellingham Road Shepherds Bush London W129PR	28.07.23
106a Percy Rd Shepherds Bush w12 9qb	02.07.23
12 Ellingham Road London W12 9PR	09.07.23
24 Ellingham Road London W12 9PR	13.07.23
first floor flat 106,percy road london W12 9QB	12.07.23
18 Ellingham Road London w12 9pr	13.07.23

1.0 SITE DESCRIPTION

- 1.1 The application property is a two-storey terraced dwelling house located on the western side of Ellingham Road. The property includes a two-storey rear return. The property is occupied as a single family dwelling.
- 1.2 The site is not located within a Conservation Area. The site is located within the Environment Agency's Flood Zones 2 and 3.

2.0 SITE HISTORY

- 2.1 The following history pertains to the site:

- 1972/01794/FUL: Erection of a rear extension at first floor level, on top of the existing back addition. Refused.

3.0 PROPOSED DEVELOPMENT

- 3.1 The current application seeks permission for the erection of a rear roof extension, involving an increase in the ridge height to match adjoining property at No. 12, the installation of 3 No. rooflights in the front roofslope; the erection of an extension at second floor level over part of the existing back addition; the erection of 1.7 m high obscure glazed screening around the remaining part of existing back addition, in connection with its use as a roof terrace; and the erection of a single storey rear extension, to the side of existing back addition.
- 3.2 During the application process, following discussions with officers revised plans were received, reducing the height of the proposed rear infill extension at the southern boundary with No. 16.

4.0 CONSULTATION AND NOTIFICATION

+ PUBLIC CONSULTATION RESPONSES

- 4.1 The scheme was publicised by means of letters sent to adjacent occupiers.
- 4.2 Twenty-one neighbours were informed of the application via letter.
- 4.3 Eleven representations were received from eight respondents. The grounds for objecting can be summarised as follows:
 - Increased levels of noise and nuisance from the proposed terrace.
 - Increased opportunities for overlooking from proposed terrace.
 - impact of the proposed terrace on outlook from neighbouring properties' windows and amenity spaces.
 - impact of the proposed terrace on sunlight and daylight
 - impact on residents' fire safety through the loss of a potential escape route via the existing flat roof of the rear return.
 - impact of the proposed loft extension, in particular the proposed Juliet balcony, on neighbouring privacy.

- impact of the proposed raising of the roof ridge height on the local character and visual amenity.
- impact of the proposed pod extension on outlook from neighbouring properties' windows and amenity spaces.
- impact of the proposed development on flooding issues.
- impact of the proposed side infill extension on outlook and sense of enclosure from neighbouring properties.
- impact of the proposed development on value of neighbouring properties.
- Not in compliance with policy
- over-development of the site.
- undesirable precedent would be set by the granting of permission.

Following the revised plans one respondent submitted an additional response noting the following:

- With regards to the ground floor extension, the party wall may need to be rebuilt and request that the rebuilt wall precisely matches the existing brick wall
- The respondent also raised concerns that the Council balances the impact of the proposed terrace screen on neighbouring residential amenities. They consider that the negative impact of the 1.7 m obscure-glazed terrace screen on the rear elevation on light and outlook from neighbouring properties would be more substantial than the negative impact of a 1.1 m alternative on other neighbouring properties' privacy.
- Finally, the respondent considers that the proposed increase in the ridge height of the roof, is exaggerated and considers that the increase in the ridge height should be limited to that of neighbouring No. 12.

4.4 Relevant planning matters will be considered in the below assessment.

+ EXTERNAL CONSULTEE RESPONSES

4.5 Thames Water were consulted and raised no objection to the proposed development.

4.6 No other external consultee responses were received.

5.0 POLICY FRAMEWORK

5.1 The statutory development plan comprises of the Local Plan (2018) and the Planning Guidance Supplementary Planning Document (2018) (hereafter referred to as Planning Guidance SPD). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

5.2 National Planning Policy Framework (NPPF): The NPPF came into effect on 27 March 2012 and was subsequently revised in 2019, 2021 and more recently in 2023 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.

- 5.3 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.4 The London Plan: The London Plan was published in March 2021 and is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years.
- 5.5 The Local Plan: The Council adopted the new Local Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) (February 2018) is also a material consideration in determining planning applications. It provides supplementary detail to the policies and is organised around key principles.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning considerations in the assessment of this application include the following: -

- Design and impact upon the character and appearance of the application property and the surrounding area.
- Impact on neighbouring residential amenity, particularly with regards to impact on outlook and access to light from neighbouring windows.
- Flooding.

- 6.2 The following policies are considered to be relevant to this application:

- Hammersmith and Fulham Local Plan (2018): Policies DC1, DC4, DC6, HO11, CC3 and CC4.
- Planning Guidance Supplementary Planning Document (2018); Key Principles HS6, HS7 and HS8.

DESIGN AND VISUAL IMPACT

- 6.3 The council requires a high standard of design in all alterations and extensions to existing buildings. The proposed development is not located within a Conservation Area.
- 6.4 The proposal includes a rear roof extension at third storey (loft) level. The addition would involve an increase in the ridge height to match the neighbouring property at No. 12, to the north, and would match the profile of existing rear roof extensions along the rear of this section of the subject terrace. The roof and the rear elevation of the rear roof extension would be clad in dark grey tiles to match the existing. A new window is proposed to the rear elevation at second floor (loft) level, as well as a three-panel French door with a Juliet balcony with a glass frameless balustrade. The frames will be timber to match the existing windows. Three new rooflights are proposed to the front roofslope.

- 6.5 Officers note a number of objections with regards to this element of the proposal, in particular with regards to the raising of the ridge height at this location and potential impacts on the streetscape. Though there is no explicit planning history evident to this effect, Officers note that aerial imagery and as viewed from the street during the course of the site visit, the neighbouring property at No. 12 has increased their ridge height. Officers note that the rear roof extension at that property was permitted under 2006/03265/CLP. Officers do not consider that the increase in ridge height in that case has resulted in a negative visual impact to the streetscape. The proposed development seeks to increase the ridge height at neighbouring No. 14 to match that at No. 12. With regards to this, the existing townscape context and the relatively minor changes proposed to the front elevation of the property, Officers consider that the proposed amendments to the existing roof, including the increase of the ridge height, are acceptable. Overall, the proposed additions and amendments at third storey / second floor (loft) level are considered to be acceptable. Officers consider that a condition should be attached in the event of a grant of permission to ensure that the ridge height will not exceed that at No. 12.
- 6.6 The proposed development also includes the erection of a pod addition and an enclosed terrace at second floor level, on top of the flat roof of the existing two-storey back addition. The pod addition would match the profile of the existing addition at No. 12 but would extend approx. 1 m past the rear elevation of the neighbouring pod addition. The proposed addition would be less than half the length of the existing rear return and would be constructed of London stock brick to match the existing rear return. The pod addition would feature a dark grey flat roof. The terrace will be located on the remaining part of the rear return and will measure approx. 12 sqm. The terrace would feature a 1.7 m-high obscurely glazed glass balustrade, stepped in 0.3 m from the eaves, and will be accessed from double-panel timber-framed French doors which will replace the two existing windows.
- 6.7 Officers note that the addition as proposed would generally match the existing pod addition at No. 12 in profile, though would extend 1m past the rear elevation of that addition. Given the existing built context, the proposal is considered to be acceptable in design terms. Officers note that recent decisions permitted full length pod extensions along the subject terrace, including 2022/00829/FUL at No. 20 Ellingham Road, which was granted on appeal (Appeal Ref. 2023/00025/NDPP) and 2023/01268/FUL at No. 22 Ellingham Road. These recently permitted developments are similar to the proposed development with regards to scale and massing. Please see further discussion on the impact of the proposed development on existing residential amenities in Sections 6.11 to 6.24 of this report.
- 6.8 Finally, the proposal includes for a rear side infill extension located at ground floor level to the side of the existing rear return. The extension would measure 7.4 m, matching the length of the existing rear return, and would be made predominantly of London stock brick to match the existing. The extension would have a maximum height of 3.1 m, falling to approx. 1.5 m at the side (southern) boundary where the proposed extension extends beyond the existing extension at No. 16 (2m as measured from the ground level of the rear garden at No. 16, as per Drawing No. P/26 (Rev. A)). The proposed side extension at No. 14 extends approx. 3.16 m past the existing side extension at No. 16. The proposed extension would also

incorporate a 45-degree pitched roof where the extension extends past the existing neighbouring extension. A dark grey zinc material finish will bridge the two sections of the extension. A new door and rooflights also feature on the proposed extension. The party wall with No. 16 will be rebuilt as part of the proposed development and Officers consider that the re-built wall should match the existing wall in terms of brick and mortar colour and bond pattern. A condition will be attached in the event of a grant of permission to ensure this.

- 6.9 Given the existing built context, the proposal is considered to be acceptable in design terms.
- 6.10 Officers note that the application site is not within a Conservation Area, and the proposed development is not considered to be disruptive with regards to its impact on the surrounding townscape. The proposed development is considered to be compatible with the scale and character of existing development, surrounding properties and their setting. The proposed pod addition would match the design and profile of neighbouring additions, and the new terrace would accord with size limitations for terraces. In particular, the roof design and internal layout of the ground floor extension and the design of the roof extension help to successfully integrate both aspects of the proposed development into, and remain subordinate to, the host building and achieve the objective of good neighbourliness. Officers consider that the design of the proposed amendments generally reflects existing surrounding development and is proportionate to the context of the host building, and therefore is acceptable in this regard.
- 6.11 NEIGHBOURING RESIDENTIAL AMENITIES
- 6.12 The application property is a mid-terrace property located on the western side of Ellingham Road. The application property neighbours No. 12 Ellingham Road to the north and No. 16 to the south and abuts No. 106 Percy Road to the rear. No. 106 is divided into three flats.
- 6.13 The proposal includes a rear roof extension at third storey (loft) level. The addition would match the profile of existing rear roof extensions along the rear of this section of the subject terrace. A new window is proposed to the rear elevation at second floor (loft) level, as well as a three-panel French door leading to a Juliet balcony with a glass frameless balustrade. Officers note the existing built context which includes similar rear roof extension. Additionally, Officers note the 31m separation distance between the proposed windows at second floor level and the opposing rear elevations at Percy Road. As such, Officers consider that element of the proposal is considered to be acceptable with regards to its impact on existing residential amenity.
- 6.14 The proposed development also includes for the provision of a pod addition and an enclosed terrace on top of the existing two storey back addition. The pod addition would match the profile of the existing addition at No. 12 but would extend approx. 1 m past the rear elevation of the neighbouring pod addition. Officers note that the pod at No. 12 features two windows, one on the rear elevation and one on the flank (north) elevation. The proposed addition would be less than half the length of the existing rear return. A small terrace will be located on the remaining part of the rear return and will measure approx. 12 sqm. The terrace will feature a 1.7 m-high obscure-glazed glass balustrade, stepped in 0.3 m from the eaves, and

will be accessed from double-panel French doors which will replace the two existing windows.

- 6.15 Officers note a number of objections particularly regarding the design of the proposed pod addition and the associated terrace with regards to its impact on neighbouring properties. Officers note that the addition as proposed would match the existing pod addition at No. 12 in profile and would be 1 m longer. Officers note that the pod at No. 12 features two windows, one on the rear elevation and one on the flank (north) elevation. As there are two windows serving this room, the impact of the proposed development on outlook from the rear elevation window of No. 12's pod addition is considered acceptable.
- 6.16 With regards to neighbouring No. 16, Officers note a number of windows on the rear elevation which could be impacted by the proposed additions, including the first-floor window on the rear elevation of the main house and two first floor windows on the flank (north) elevation of the rear return. Planning records show that the first-floor window on the rear elevation of the main house serves a hallway / stairwell, and as such is not considered to serve a habitable room. One window on the flank elevation of the rear return serves a bathroom, which is also not considered to be a habitable room, and the other serves a study which is also served by an additional window on the rear elevation of the rear return. Officers note that the relatively large separation distance between the proposed addition and the windows at No. 16, which Officers consider is sufficient to further limit any negative impacts on existing outlook. Given the existing built context, the layout of neighbouring houses, as well as the siting of the pod addition, which is to the north of the properties most likely to be affected, the proposal is considered to be acceptable with regards to its impact on residential amenities including outlook and the sense of enclosure between buildings. The addition is not considered likely to negatively impact access to sunlight and daylight.
- 6.17 With regards to the impact of the proposed terrace, Officers consider the glass balustrade would restrict overlooking to neighbouring properties and would be a relatively unobtrusive addition to the existing two-storey rear return. The balustrade is stepped in from the eaves of the roof and is made of a lightweight material. The design is modest with regards to its impact on the bulk and massing of the building. Officers note that the impact on outlook from No. 12's pod addition is mitigated by the second window on the flank elevation of that addition. None of the windows at No. 16 which would be impacted by the proposed terrace are the sole window to a habitable room. Officers note the 28 m separation distance between the proposed windows at second floor level and the opposing rear elevations at Percy Road. As such, Officers consider that element of the proposal is considered to be acceptable with regards to its impact on existing residential amenity.
- 6.18 Finally, the proposal includes for a rear side infill extension located at ground floor level to the side of the existing rear return. The extension would have a maximum height of 3.1 m, falling to approx. 1.5 m at the side (southern) boundary where the proposed extension extends beyond the existing extension at No. 16. As per Drawing No. P/26 (Rev. E) the extension would be 2 m as measured from the ground level of the rear garden at No. 16. The proposed extension would also incorporate a 45-degree pitched roof where the extension extends past the existing neighbouring extension. Officers note a number of objections particularly

regarding the design of the side infill extension. Given the existing built context, the proposal is considered to be acceptable in design terms. Officers consider that a condition should be attached in the event of a grant of permission limiting the height of the extension to 2 m as measured from the ground floor level of No. 16 Ellingham Road where the proposed extension extends past the existing extension at No. 16.

- 6.19 The proposal is considered unlikely to result in any serious negative impacts on neighbouring residential amenities including impacts to daylight and sunlight, serious impacts on outlook from adjoining properties, and negative impacts on the openness between properties. The proposed development would not impact negatively on the privacy enjoyed by neighbouring properties. Officers consider that the proposed development complies with Policy HO11.
- 6.20 The rear garden of No. 106 Percy Road, which abuts the application property, is approx. 18 m in length. As such, Key Principle HS6 (ii) applies. The proposed addition to the existing rear return would not result in an infringing angle of more than 45 degrees as measured from the rear boundary at 2 m from ground floor level. Officers consider that the proposed development complies with Key Principle HS6 (ii).
- 6.21 Officers consider that the proposed development complies with HS7 (i). Officers note that the impact of the proposed development on neighbouring windows at No. 12 is mitigated by the second window on the flank elevation of No. 12's pod addition. The proposed additions are not considered to have a serious negative impact on windows at No. 16, as the affected windows are not the sole window serving habitable rooms. Officers note that the relatively large separation distance between the proposed addition and the windows at No. 16, which Officers consider is sufficient to limit any negative impacts on existing outlook.
- 6.22 Officers consider that the proposed development complies with HS7 (ii). The extension would have a maximum height of 3.1 m, falling to approx. 1.5 m at the side (southern) boundary where the proposed extension extends beyond the existing extension at No. 16, approx. 3.16 m. As per Drawing No. P/26 (Rev. E) the extension would be 2 m as measured from the ground level of the rear garden at No. 16. Officers consider that a condition should be attached in the event of a grant of permission limiting the height of the extension to 2 m as measured from the ground floor level of No. 16 Ellingham Road where the proposed extension extends past the existing extension at No. 16. The proposed extension would also incorporate a 45-degree pitched roof where the extension extends past the existing neighbouring extension.
- 6.23 Officers consider that the proposed development complies with HS7 (iii). The separation distance between proposed new windows on the rear elevation at second floor levels of the house and the rear return, respectively, protects existing residential amenities. Views from new windows at ground floor level are blocked by existing boundary treatments. The proposed terrace would feature a 1.7 m glass balustrade which would mitigate any overlooking or loss of privacy.
- 6.24 Officers consider that the proposed development complies with HS8. The proposed terrace is approx. 12 sqm and would not be able to accommodate a large group of people, additionally, the terrace will include a 1.7 m obscure-glazed

balustrade.

6.25 Officers consider that the design of the proposed development is generally acceptable with regards to the impact on existing residential amenities.

6.26 FLOOD RISK

6.27 The site is located within the Environment Agency's Flood Zones 2 and 3. A Flood Risk Assessment has been submitted and includes some mitigation measures to reduce the risk to the proposed development from flooding. These mitigation measures include the setting of floor levels within the proposed development no lower than the existing levels and flood proofing. A condition will be attached in the event that planning permission is granted that will ensure the flood risk measures described in the FRA are adhered to. The proposal is considered to comply with Policy CC3 and CC4.

7.0 RECOMMENDATION

7.1 Officers consider that the proposed rear roof extension, pod addition, terrace and ground floor side infill extension would not have an unacceptable impact on the existing amenities of the occupiers of neighbouring residential properties and would be of an acceptable visual appearance. The proposed development would be acceptable with regards to the surrounding build context. The proposed development is consistent with the pattern of development in the area, is subservient to the original building and respects the area's character and would not have a negative impact on neighbouring residential amenities. Officers consider that the proposed development complies with Policies DC1, DC4, DC6, HO11, CC3 and CC4 of the Local Plan (2018) and Key Principles HS6, HS7 and HS8 of the accompanying Planning Guidance Supplementary Planning Document (2018).

7.2 Officers recommend a grant of permission in line with the recommendations above.