

THE COUNCIL HAS GIVEN THE FOLLOWING REASONS FOR REFUSAL – “The proposed development, by reason of its cumulative size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupier at 9 Acacia Avenue, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.”

GROUND OF APPEAL

THE CONTEXT OF THE PROPOSED EXTENSION IS THAT IT REPLACES THE 2.46 METRE CONSERVATORY AT THE END OF AN EXISTING 3 METRE SINGLE STOREY REAR EXTENSION.

THE SIZE, SCALE, BULK, HEIGHT AND PROXIMITY OF THE PROPOSED ‘REPLACEMENT’ EXTENSION WOULD MATCH THAT OF THE EXISTING 3 METRE SINGLE STOREY REAR EXTENSION, AS CAN BE SEEN IN THE DRAWINGS.

THEREFORE THE QUESTION OF IT BEING DETRIMENTAL TO THE TO THE AMENITIES OF THE ADJOINING 9 ACACIA AVENUE IS FAR FETCHED, AS IT IS AN ALMOST LIKE FOR LIKE ‘REPLACEMENT’ OF THE EXTENT OF EXISTING CONSERVATORY WITH THE EXACT MAKE UP OF THE EXISTING 3 METRE EXTENSION THAT IT FLOWS FROM.

THE PROPOSED ‘REPLACEMENT’ EXTENSION WILL NOT ALTER ANYTHING FOR THE ADJOINING OWNERS AS THE FOOTPRINT OF THE REPLACEMENT EXTENSION MATCHES THE EXISTING ONE. IN FACT THE ‘REPLACEMENT’ EXTENSION (WITH ITS IDENTICAL MATERIALS AS THE EXISTING 3 METRE EXTENSION) WILL PRESENT A MORE HOMOGENEOUS FAÇADE FOR 9 ACACIA AVENUE AS AGAINST THE EXISTING ARRANGEMENT OF A WALL FOLLOWED BY THE STRUCTURE OF A CONSERVATORY. IT WILL ALSO CREATE A GREATER SENSE OF PRIVACY FOR 9 ACACIA AVENUE, AS THE GLAZED STRUCTURE WILL BE REPLACED BY SOLID WALLS.

THE CONSERVATION OFFICER’S COMMENTS IN THE OFFICER’S REPORT SUM IT UP AS -

“The proposal is not ideal however consideration is given towards the minimal contribution the property makes to the significance of the conservation area. Therefore the harm resulting from the proposed rear extension is likely to be negligible in this instance. All external materials, colours and finishes would need to match the existing property – this should be appropriately conditioned if approved.”

THE MATERIALS INDEED ARE MEANT TO MATCH THE EXISTING PROPERTY, AS CLEARLY NOTED ON THE DRAWINGS.

WE REST OUR CASE.