

1. The proposed rear ground floor extension, measuring 4 metres in depth, would not appear over-dominant when viewed from either the side or rear elevation. This is due to its modest size, the retention of the existing side access to the garden, and its siting and distance from neighbouring properties. Under HDAS guidance for semi-detached houses, rear extensions are permitted up to 6 metres in depth. The proposal therefore comfortably complies with the Council's guidance.
2. The extension would result in minimal loss of privacy for neighbouring properties. No habitable room windows are proposed in the side elevation at ground floor level. Additionally, the extension would not breach a 45° line taken from the edge of the main dwelling, **ensuring no significant impact on neighbouring outlook or amenity.**

Trees, Amenity Space and Parking

1. There are no trees on the site that are subject to a Tree Preservation Order, and the proposal would not affect any trees of significant value.
2. The development would retain an adequate rear amenity space, in line with Design Principle 5.13 of the Council's *Residential Development Standards – Extensions Design Guide*.
3. Sufficient off-street parking would be maintained on the existing front driveway. This level of provision complies with the Council's parking standards, which require a maximum of two spaces for the property.

Conclusion

The proposed extension has been designed to complement the main dwelling, incorporating matching architectural features and a set-back from the side elevation. The design respects the symmetry of the adjoining properties and is consistent with the character of the existing building.

Overall, the proposal is considered to comply with the Council's objectives, design guidance, and planning policies. Planning permission should therefore be granted.

Rear view of

