



Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Continuation Sheet No. 1

Ref: 4786/APP/2005/1921

1. The proposed extension, by virtue its design, would be detrimental to the architectural composition of the existing building and harm the character and appearance of the street scene, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan, and design principle A.5 of the Council's Design Guide 'Residential Extensions'.
2. The proposed side extension by reason of its siting, overall size, and proximity to the side boundary, would result in a closing of the visually open gap between this and the neighbouring property giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the area. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the Borough's adopted Unitary Development Plan, as well as design principle B2.1 of the Council's Design Guide "Residential Extensions".

INFORMATIVE:

1. The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
 - BE5: New development within area of special local character
 - BE13: Layout and appearance of new development
 - BE15: Alterations and extensions to existing buildings
 - BE19: New development within residential areas - complementing and improving amenity and character of the area
 - BE20: Daylight and sunlight considerations
 - BE21: Siting, bulk and proximity of extensions not to result in a significant loss of residential amenity
 - BE22: Residential extension/buildings of two or more storeys
 - BE23: External amenity space and new residential development
 - BE24: Requires new development to ensure adequate levels of privacy to neighbours
 - BE38: Retention of topographical and landscape features, and provision of new planting and landscaping in development proposals
 - AM14: New development and car parking standards
 - A3: Impact on neighbouring properties
 - A4: Public prominence

Making a difference

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