

Brierfield Committee Update Report – 3rd July 2018

18/0343/HHO - Full: Demolition of conservatory and erection of two-storey extension to side (south).

Amended plans have been received from the Applicant incorporating the following changes:

- Reduced width of the extension – the south elevation now sits 0.95m of the side boundary as opposed to 0.65m
- Total width of the extension now 5.15m instead of 5.45m
- Two bedrooms now proposed at first floor level as opposed to three.

Although a reduced extension width is shown on the amended plans, the front elevation still remains flush with the front elevation and the roofline has not been reduced.

The amended plans show very minor changes that fail to address the initial concerns raised regarding the scale and massing of the extension. Notwithstanding the reduction in size it would still result in a disproportionate addition to a modest semi-detached property along with an incongruous feature as part of the corner plot and street scene.

The development is therefore an unacceptable form of development for the site and constitutes as bad design.

The recommendation to refuse still stands.