

## REPORT FOR WESTERN AREA PLANNING COMMITTEE

Date of Meeting	28 September 2022
Application Number	PL/2022/02156
Site Address	17A Horse Road, Hilperton Marsh, Trowbridge, BA14 7PE
Proposal	Replacement and raising of roof and associated vertical extension to create bedrooms on the first floor and replacement garage (resubmission of PL/2021/09030) and retrospective permission for a garden room single storey infill addition to rear.
Applicant	Ian Lucas
Town/Parish Council	Hilperton Parish Council
Electoral Division	Hilperton ED – Cllr Ernie Clark
Grid Ref	386-159
Type of application	Full Planning Permission
Case Officer	Yancy Sun

### Reason for the application being considered by Committee

In accordance with the Council's Scheme of Delegation Specific to Planning', this application is brought to the committee at the request of Cllr Clark, based on the following:

*The scale of the development, the visual impact on the surrounding area, the relationship to adjoining properties, the design - bulk, height, and general appearance, the environmental or highway impacts, and car parking.*

*The application seems to be at odds with previous permissions given on the site.*

*How many more applications will the LPA accept from this applicant for this site? It would seem that the applicant is working on the theory that they can embark on a 'war of attrition' in the hope that local residents, and the local WC member, will finally cease to object to their application. The LPA has the right not to register 'repeat' applications and, surely, that time has now come.*

### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material planning considerations and to recommend that the application should be approved subject to conditions.

### 2. Report Summary

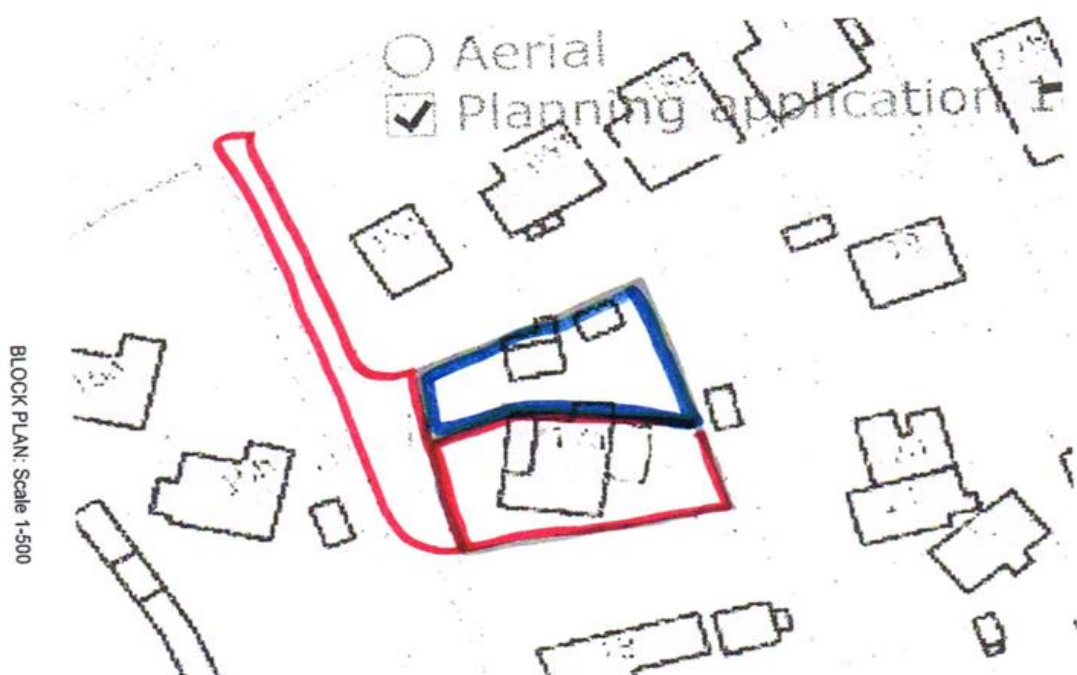
The main issues discussed in the report are as follows:

- Principle of development
- Impact on visual amenity
- Impact on heritage assets
- Impact on neighbour amenity
- Highway impact and parking provision

Hilperton Parish Council objects to the application. 15 third parties have raised objections to the application.

### 3. Site Description

This application relates to a detached bungalow at No.17a Horse Road in Hilperton. The application site is shown below and is accessed via an unadopted lane – which is also a public right of way footpath (HILP6) which serves several properties along Horse Road.





The subject property is not located within a Conservation Area, and it is not a heritage asset. The property at 17a and its immediate context are shown in the below inserts:



The nearest heritage asset to the application site is the grade II listed dwelling located further along Horse Road at No. 17 – which is hatched on the above illustration and positioned about 35m to the southwest and on the other side of the lane, with limited intervisibility.

#### 4. Planning History

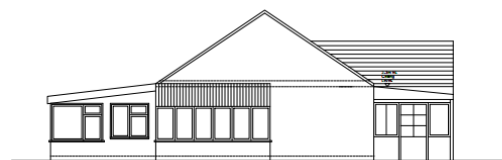
20/02982/FUL - Amendments to the existing roof height and design to accommodate a first floor, rebuild the existing single-storey rear extension and retrospective permission for the construction of a single-storey side extension - Approved with Conditions

This application approved an upper floor extension to create 2 upper floor bedrooms with a mansard style roof and rooflights and replacement extension on the rear elevation.

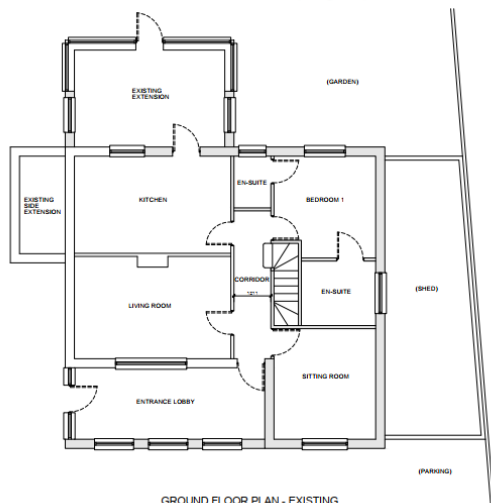
The 'existing' and approved extensions are shown below.



FRONT ELEVATION - EXISTING (Facing West)



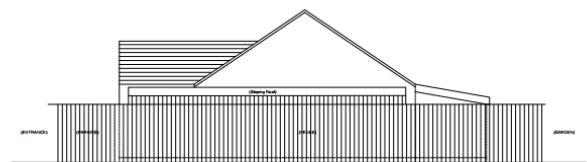
SIDE ELEVATION - EXISTING (Facing North)



GROUND FLOOR PLAN - EXISTING



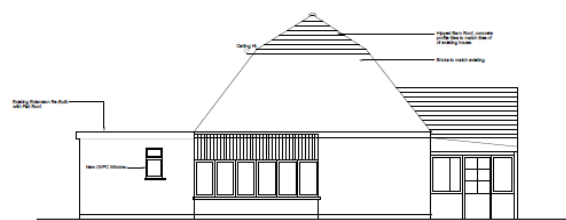
REAR ELEVATION - EXISTING (Facing East)



SIDE ELEVATION - EXISTING (Facing South)



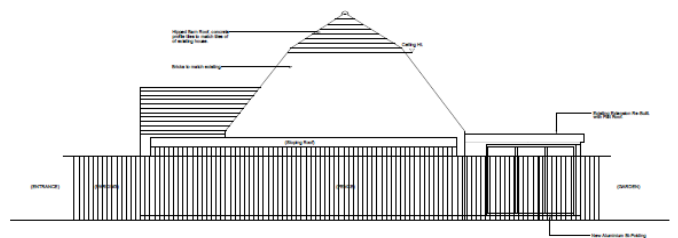
FRONT ELEVATION - PROPOSED (Facing West)



SIDE ELEVATION - PROPOSED (Facing North)



REAR ELEVATION - PROPOSED (Facing East)



SIDE ELEVATION - PROPOSED (Facing South)

20/03753/FUL - Proposed dwelling within existing garden – Application Withdrawn by Applicant

20/09713/FUL - Ground and first-floor extensions – Application Withdrawn by Applicant

PL/2021/09030 - Replacement of roof and associated works to create bedrooms – Application Withdrawn by Applicant

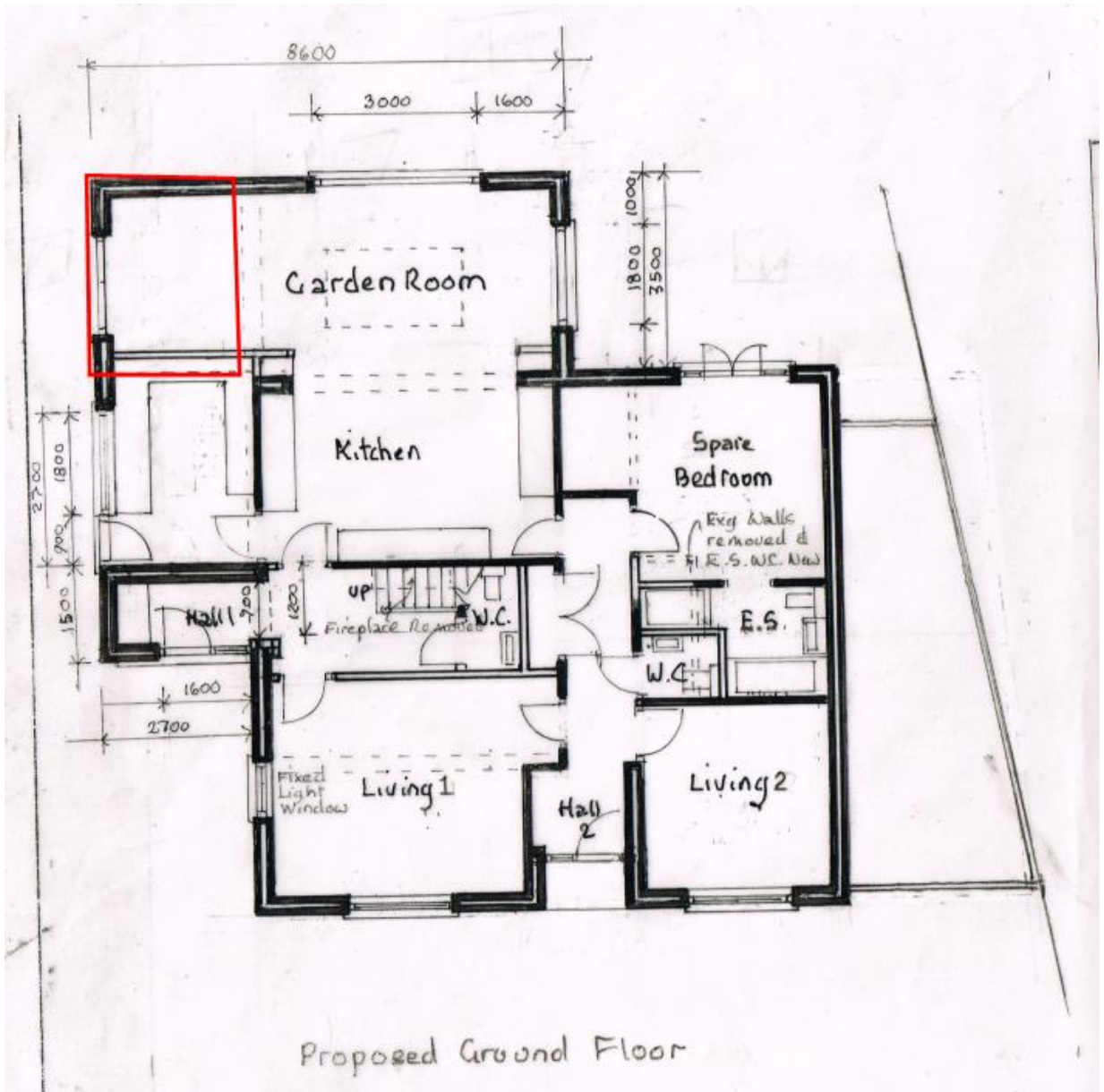
## 5. The Proposal

This application seeks planning permission for various alterations and extensions to the existing dwelling comprising replacing the roof, extending upwards to create bedrooms on first floor, regularising a ground floor extension (partially constructed) and replacing the detached garage.

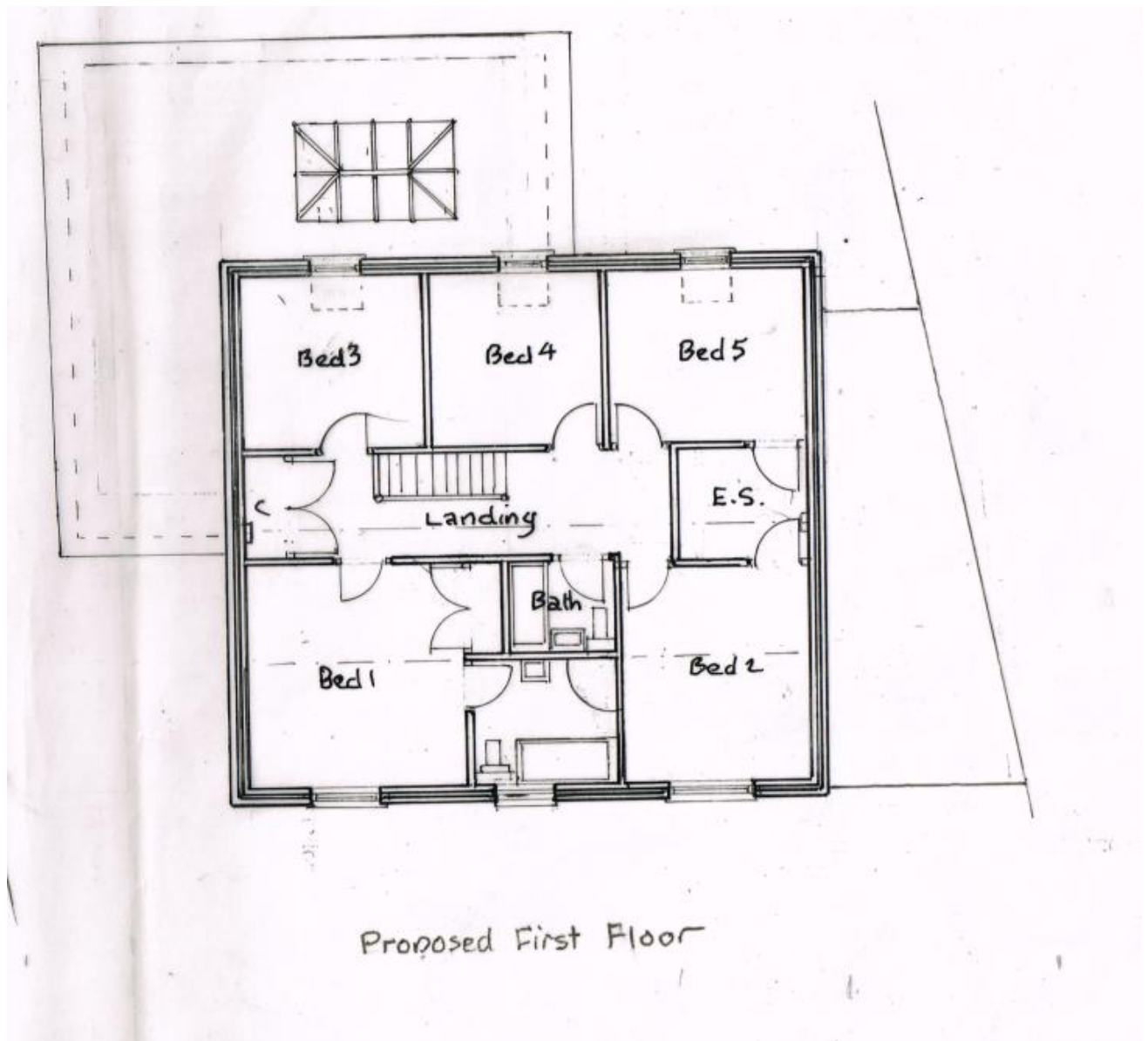
Mindful of the above-mentioned planning history, it should be noted that the applicant has commenced with the ground floor additions granted by application 20/02982/FUL, but has not implemented the extant upper floor extension.



The former conservatory on the east elevation and the store on the north elevation have both been demolished and replaced with an L-shaped single-storey extension, which is 2.3sqm larger than what was approved under the aforesaid 20/02982/FUL consented application, and that element forms part of this application – to which the following insert illustrates (identified in red outline).



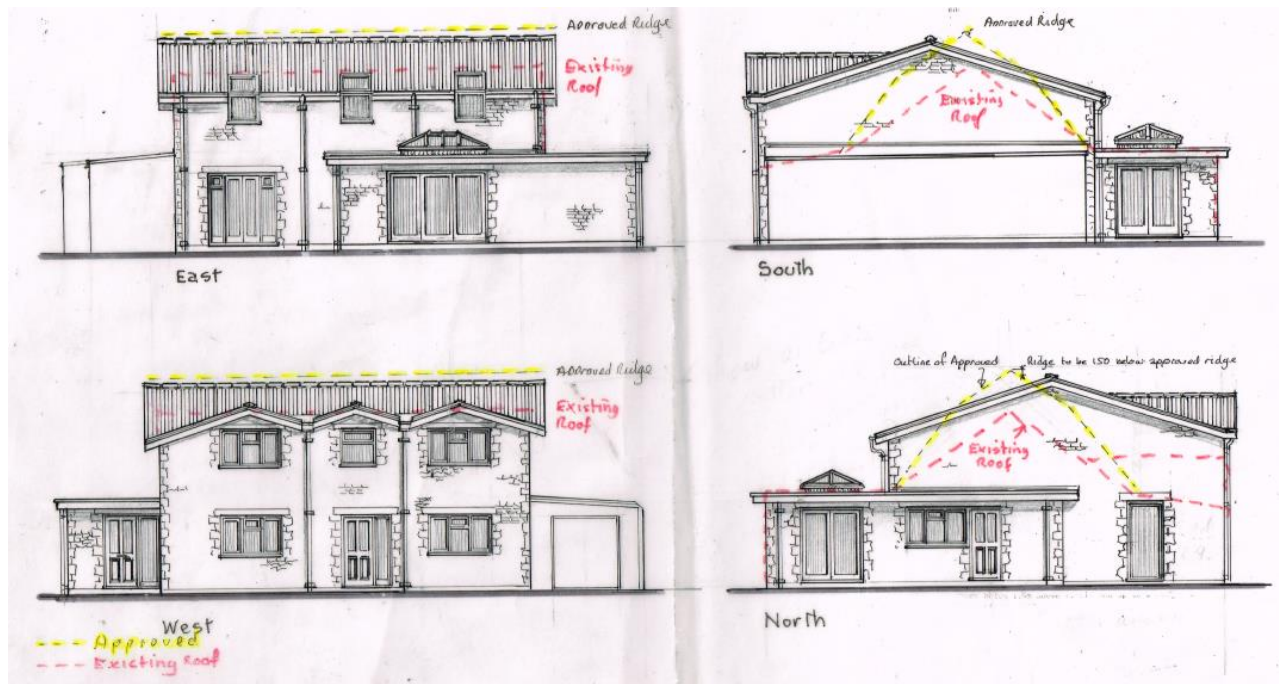
The application also seeks planning permission for an upper floor extension to accommodate 5 bedrooms on the first floor with 2 bedrooms sharing an en-suite.



The proposed upper floor extension would extend above the ground floor plan of the dwelling and would project to 6.2m to the ridgeline, which is broadly 1.1m taller than the ridgeline of the existing bungalow (which measures over 5m).

The upper floor extension would have two-bedroom windows and one bathroom window on the western (front) elevation and three-bedroom windows on the eastern (rear) elevation. No upper floor wall openings are proposed for either the northern or southern elevations.

The following illustration shows the proposed elevations; it also shows the existing roof line (shown in red dashes) and the 20/02982/FUL approved roof form which has not been implemented (shown in yellow dashes).



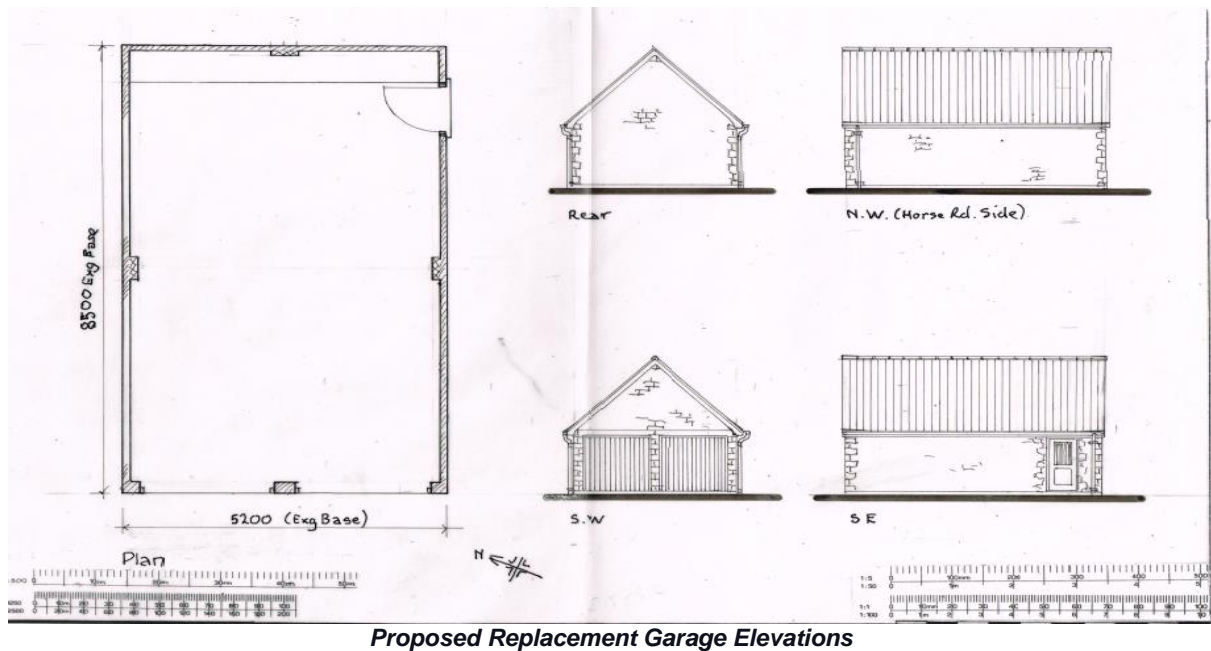
**Proposed elevations**

The application also seeks permission to erect a replacement detached garage along the northern site boundary as shown below and having a footprint of 8.4m (long) x 5.2m (wide), 2.4m (to the eaves) and 5.2m (to the ridge). The block plan also reveals separation distances to neighbouring properties specifically in relation to the proposed upper floor windows.



**Proposed Block Plan**





The proposed extension and replacement garage would be constructed using reconstituted blocks for the walls, to match the existing bungalow under a concrete tiled roof.

## 6. Planning Policy

Wiltshire Core Strategy (WCS) Adopted 2015: Core Policy 1 – Settlement Strategy; Core Policy 2 – Delivery Strategy; Core Policy 29 – Spatial Strategy for the Trowbridge Community Area; Core Policy 57 – Ensuring high-quality design and place-shaping; Core Policy 58 – Ensuring the conservation of the historic environment; Core Policy 61 – Transport and new development; Core Policy 62 - Development impacts on the transport network; Core Policy 64 – Demand management

The made Hilperton Neighbourhood Plan

The Hilperton Village Design Statement

The Wiltshire Car Parking Strategy (Adopted 2015)

The National Planning Policy Framework

The Planning (Listed Buildings and Conservation Areas) Act 1990: in particular: Section 72

## 7. Summary of Consultation Responses

Hilperton Parish Council – Objects strongly to the proposals on the following grounds: -

- Overdevelopment of the site
- Insufficient parking spaces – parking on the non-adopted public right of way is not permitted. There is no turning space within the property, and backing out onto the public right of way would be dangerous
- There is little garden/amenity space left at the rear of the property
- The sewer system is inadequate which is very old and in need of an upgrade, with several properties having had sewerage spillages.

- Adjoining properties would be overlooked from the proposed upstairs windows, taking away their privacy unless these windows have obscure glass. Permission for upstairs rear windows was not granted on a previous application
- This development would be out of character with surrounding properties

The Parish Council is also concerned that the measurements are not accurate and would urge the planning officer to make a site visit to check these are correct; and also, to view the proposed parking spaces on the plans – there is not enough room for six vehicles to park or to turn within the property grounds.

Highways Department – No objection

## 8. Publicity

The application was advertised by neighbour notification and in response, 15 objections were received. The concerns raised have been summarised below (aided with a map insert illustrating neighbouring/nearby properties).



### Impact on Neighbouring Amenity

- The upper floor window on the rear elevation would overlook No.19, No.18C Horse Road
- Loss of light to No. 19 and No.18E Horse Road
- Loss of privacy to No.19 and No.20 Horse Road

- Overbearing to No.18, No.18C and No.20 Horse Road
- Overshadowing to No.18C Horse Road
- Previous consented application (20/02982/FUL) did not have upper floor windows on the side and rear elevations
- The upper floor extension would overshadow and reduce day light and sunlight levels to No.20 Horse Road
- Adjoining properties would be overlooked from the proposed upstairs windows unless these windows have obscure glass
- The replacement garage would block existing sunlight and put the gardens into shade.
- The replacement garage is unreasonable and out of character with the area.

#### Overdevelopment of Site

- Six bedrooms are considered excessive
- Concerns expressed about the garage being converted into a seventh bedroom
- A six-bedroom house would be out of character with the area
- There would be little garden left once all the extensions have been completed

#### Impact on Parking Provision

- Parking remains an issue with vehicles being parked along Horse Road and the lane.
- Additional parking would overflow into the lane and Horse Road
- There is inadequate onsite parking provision
- The cars that cannot fit onto the drive have been parked along Horse Road which reduces visibility for local residents pulling out of their own drives which are very dangerous
- Emergency services vehicles would not be able to get to the site.

#### Visual Impact

- The size and bulk of the new, larger roof would dominate several nearby properties
- The size and siting would result in over-development and harm the character of the area which mainly consists of low-rise properties.
- The proposed garage is sited less than one metre from the boundary

#### Water Pressure

- Problems have been experienced locally with low water pressure and sewers backing up. This development would put additional strain on the infrastructure.

#### Unauthorised Development

- The building footprint has been extended and approved by Building Control which does not marry up with what was previously approved by the LPA.
- There is a port-a-loo at the property, as well as a very large, caged trailer on-site.
- The trailer is being used by mobile engineers as a waste transfer depository and when full is taken away to be emptied which has attracted rats
- The building has already been extended on all four sides almost doubling the original footprint

#### Excessive number of Planning Applications

- Is there an upper limit on the number of planning applications an applicant/ developer can make on the same site until they get their own way, or one slips through the net?

## **9. Planning Considerations**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

## 9.1 Principle of Development

9.1.1 This is a 'householder application' seeking to extend and alter an existing unlisted dwelling. The submitted Design and Access Statement and plans explain that the subject property would remain occupied by a single household, and so mindful of the recent approved upwards extension and ground floor extensions, the principle of extending the dwelling as proposed is acceptable when tested against policies CP1, CP2 and CP29 of the WCS. The detailed design and impacts of the specific proposal are assessed in later sections of the report.

9.1.2 Since it has been raised in public representations, it is confirmed that the 2.3sqm garden room infill extension at the rear of the property requires retrospective planning permission, and so it forms part of the application submission. The fact that it is presently unauthorised can have no bearing on its assessment; the extension should be considered as if a fresh proposal.

## 9.2 Design and Visual Impact

9.2.1 Adopted Wiltshire Core Strategy Core Policy 57 titled "*Ensuring high-quality design and place-shaping*" states that a high standard of design is required for all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

9.2.2 Paragraph (iii) of CP57 requires new development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, street scape and roof lines to effectively integrate the building into its setting.

9.2.3 Paragraph (vi) of the same policy requires development to make efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively with the immediate setting and the wider character of the area.

9.2.4 The 'made' Hilperton Neighbourhood Plan, forms part of the adopted Development Plan framework and must be given full weight on the planning balance. The made Plan sets out in Policy 3 (titled *Heritage and Design*), that the Hilperton Village Design Statement (HVDS) must be taken into consideration in assessing whether new proposed development preserves and enhances the area and constitutes as acceptable design.

9.2.5 New development is expected to demonstrate how it satisfies the principles of the Village Design Statement, including the use of local and traditional materials and architectural features.

9.2.6 The HVDS identifies the buildings in Horse Road to be predominantly built from Bath Stone or reconstituted stone blocks, with clay-tiled roofs in brown and red shades. The post-war estate located to the north of Horse Road comprises brick-built houses, with brown or red clay tiles. Overall, yellow and red shades of brick are prevalent along Horse Road. The VDS identifies the immediate area as having a spacious plot arrangement with gaps between domestic properties contributing to the local character.

9.2.7 The following insert illustrates the plot arrangements on the south side of Horse Road and further south having a distinctly different characteristic and form when compared to the properties on the north side of Horse Road. The insert also reveals a marked variation in plot and property character with respect to the two-storey properties fronting Horse Road having an indefinable building line, whereas the properties found to the south and accessed off the two unadopted lanes (shown below without any highway key-coded demarcation) have been developed with a far more informal

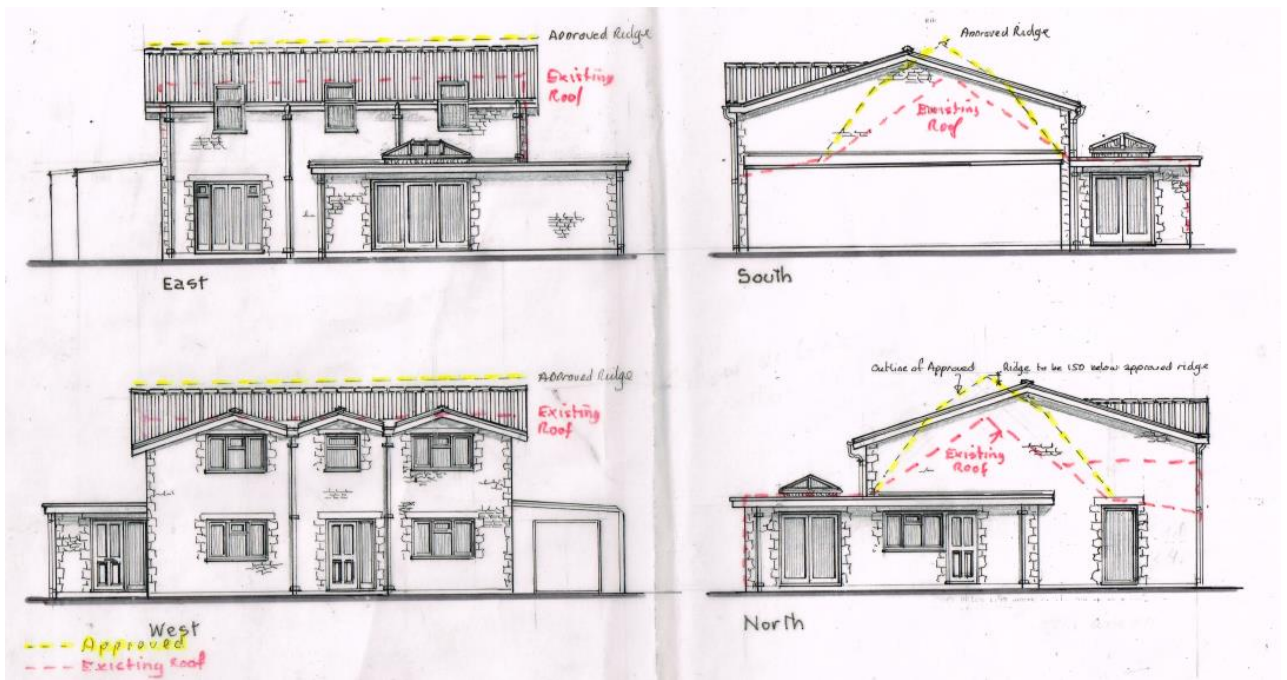
arrangement, without a definitive building line and (as shown in previous site photos) there is a mix of dwelling types and materials used.



9.2.8 The HVDS require new development to be constructed to appropriate scale and be compatible with surrounding development. Rendered finishes should not be used except to maintain continuity for existing rendered buildings. New buildings and extensions should have gable ends and new buildings should conform to existing building lines.

9.2.9 The proposal would result in a taller building than the existing bungalow. However, it is important to recognise that the principle of altering the building in this way – that is, into a two-storey dwelling with additional bedrooms on the first floor – is established under planning permission no. 20/02982/FUL. It should also be noted that the upper floor extension proposed in the current application would have a more traditional pitched roof form that would be more reflective of the predominant roof design found locally compared to the previously approved mansard roof.

9.2.10 The proposed upwards extension would not extend beyond the squared ground floor plan; and it is considered that unlike the proposals in the above noted withdrawn applications, this application proposal would, in visual and design terms, be more in-keeping with the character and appearance of the surrounding area.



**Proposed Elevations**



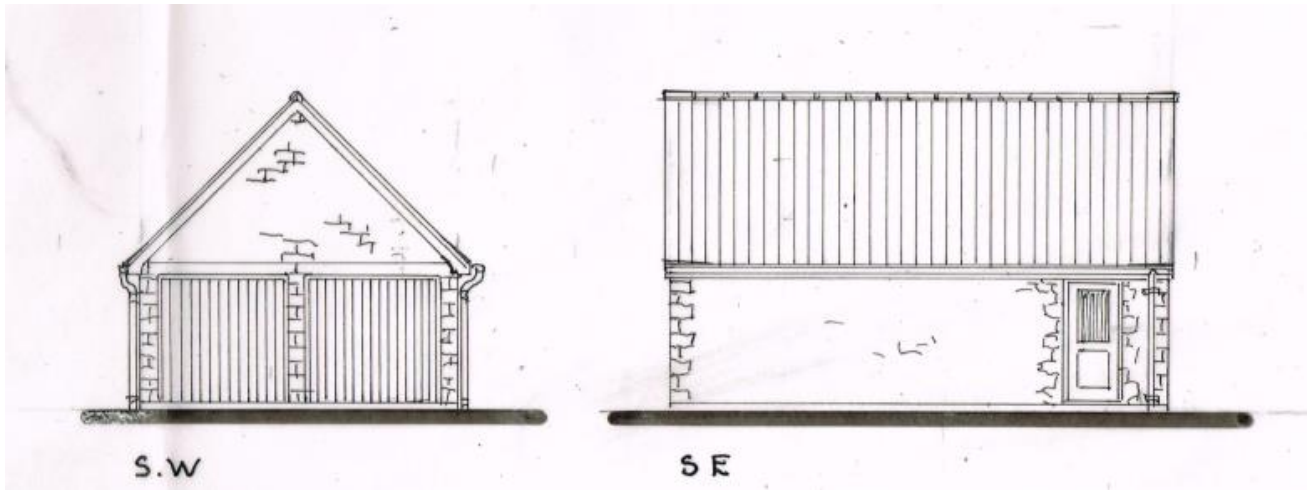
**View of No.17A from the main Horse Road**

9.2.11 The additional 1.1m height would not harm local and street scene views. When viewed from the unadopted lane or from Horse Road itself (as shown above), the proposed increased height and changed bulk of the building would not be inappropriate.

9.2.12 The proposed replacement double garage would also have a pitched roof and would extend to about 5.3m and 2.4m from ground to eaves level. This would replace existing outbuildings which do not contribute positively to the local character. The following site photos reveal the front and side

elevation of the existing garage and rear outbuildings which would be removed to accommodate the proposed double garage.





***Proposed Garage***

9.2.13 The proposed replacement garage would appear subservient in the context of the main dwelling, and would be constructed using materials to match the main dwelling. Within the wider local area there are various garages/outbuildings set within residential curtilages of varying size and design. Mindful that each application must be assessed on its own merits, the proposed garage would not constitute as overdevelopment or incompatible design.



***Map of the area with outbuildings highlighted***





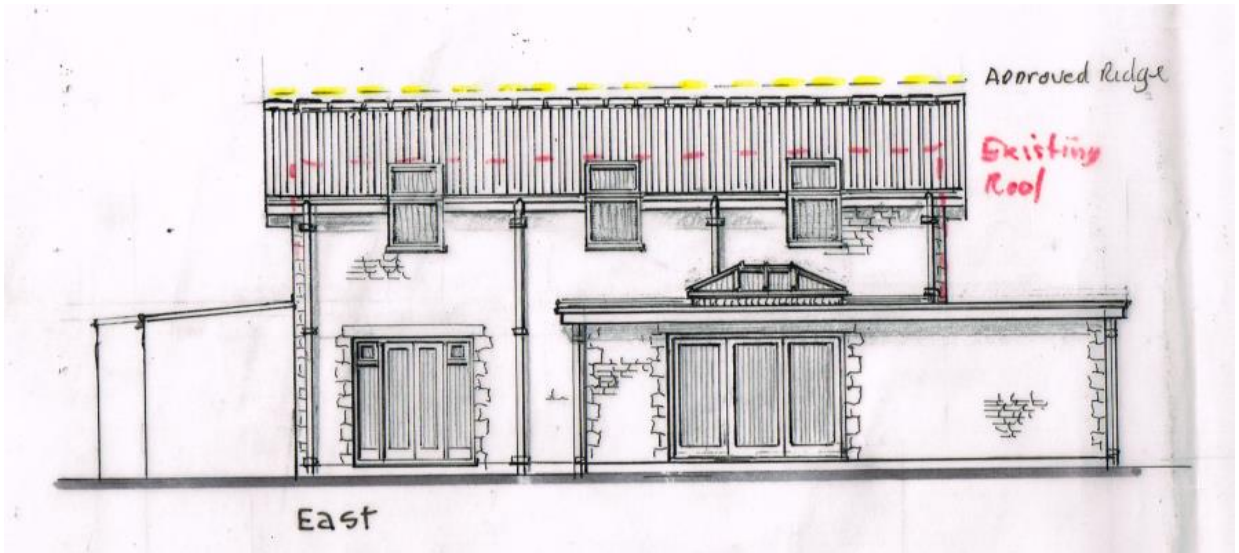
*View of No.17a host property and neighbouring properties to the north (fronting Horse Road)*

9.2.14 Most of the neighbouring dwellings are two-storey, with pitched roofs. The host property at No.17a is one of two bungalows in this part of Hilperton Marsh with No.16B Horse Road being the other. As previously explained, an upwards extension creating a two-storey property has previously been approved, and thus this principle has already been established. The proposed design of the extension and garage replacement are considered to be acceptable in terms of their visual impact, scale, form and use of materials, and the proposal is considered policy compliant when tested against the Core Strategy, the made Hilperton Neighbourhood Plan, the Hilperton Village Design Statement and the NPPF.

### **9.3 Impacts on Neighbouring Amenity**

9.3.1 Paragraph (vii) of CP57 states that development proposals should have regard to the compatibility of adjoining buildings and land uses, as well as having an acceptable impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g., light intrusion, noise, smoke, fumes, effluent, waste or litter).

9.3.2 Regarding overlooking and loss of privacy (as raised by some parties), the proposed upper floor windows on the east elevation would be 'combination' units, with obscured glazing in the vertical elements and unobscured glazing in the sloping elements (an example of which is reproduced on the following page). A planning condition is recommended to secure the installation of obscure glazing to protect neighbouring amenity within the adjoining rear gardens. The neighbouring properties at No's 19-21 are broadly sited 21m distant and whilst No.18 is closer, window to window relationships are acceptable, and the obscure glazing condition would safeguard rear garden amenity for all adjoining neighbours.



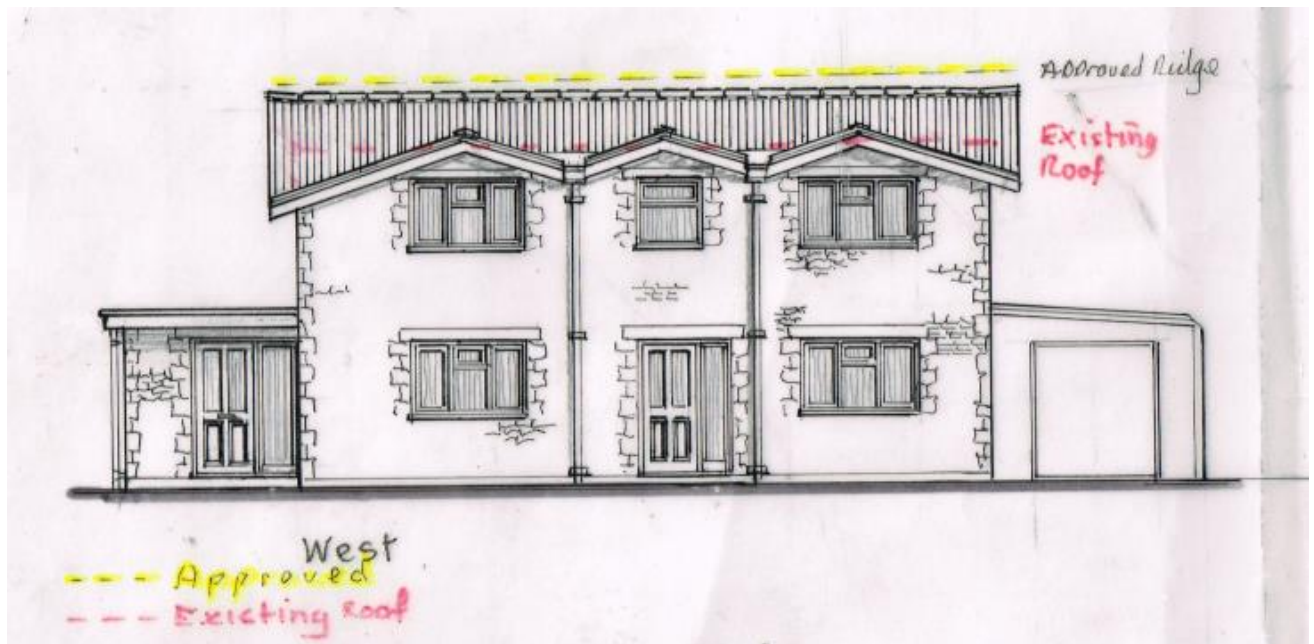
**Example combination window unit with image showing extent of obscure glazing**



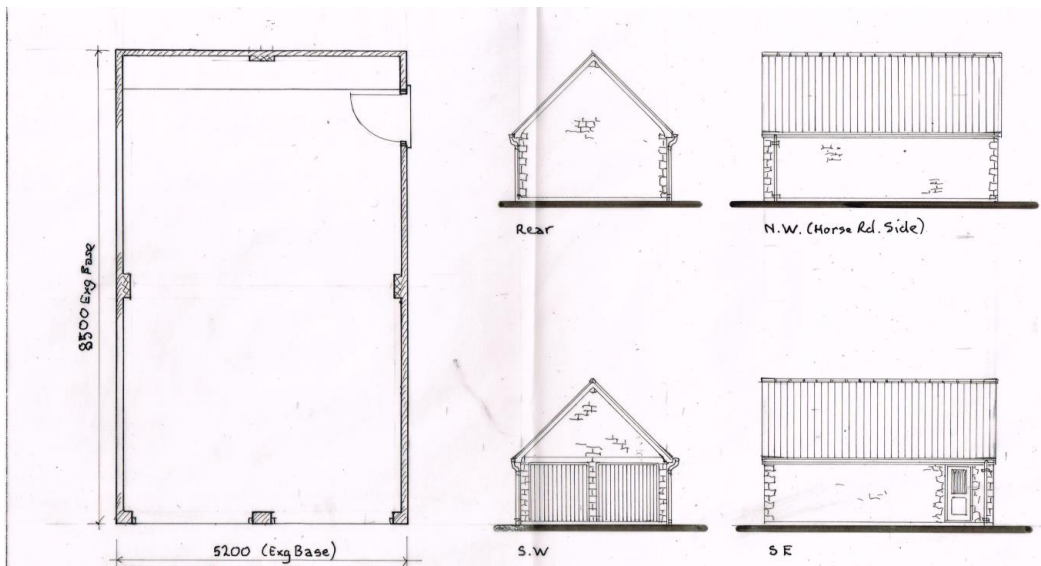
**Map of the area with neighbours labelled**

9.3.3 As a general rule, the Council seeks a separation distance of 21m between habitable windows, although with varying angles, the separation distances can be adjusted. Conservatories, bathrooms, kitchens, corridors, and utility rooms are not considered habitable rooms, whereas bedrooms, dining rooms and living rooms are. With the recommended imposed planning condition securing obscure glazing for the vertical elements of the windows, there would be no substantive overlooking or loss of privacy to the rear.

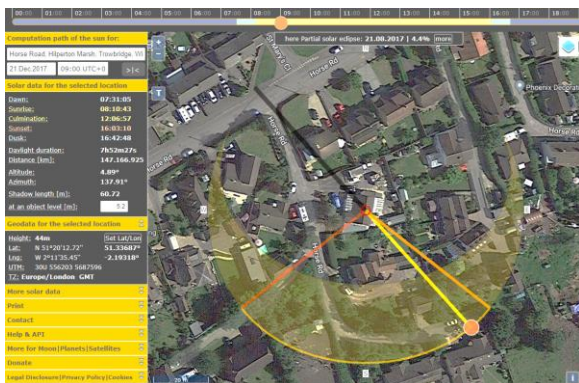
9.3.4 At the front, the proposed upper floor windows on the west facing elevation would be positioned around 21m from No.16B which is located on the other side of the unadopted lane, and in view of this neighbouring amenity would not be harmed or require these windows to be obscure glazed.



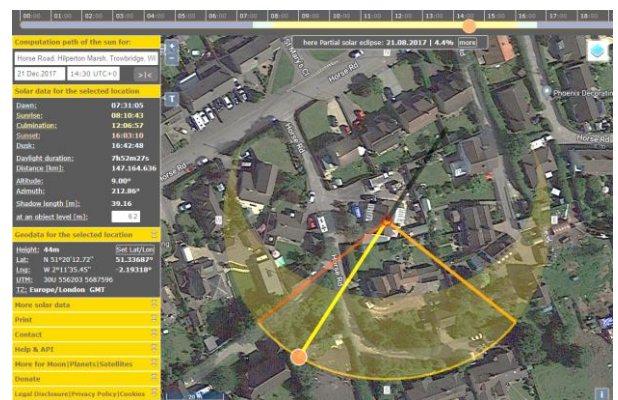
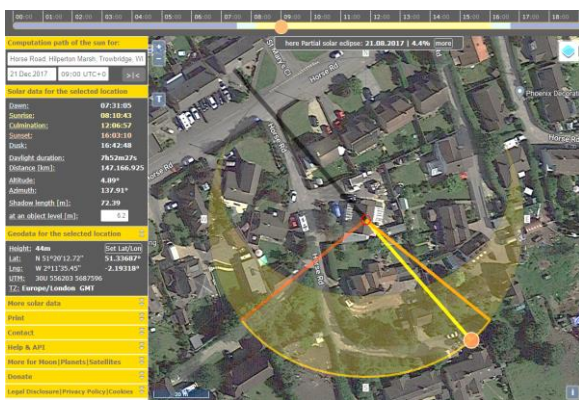
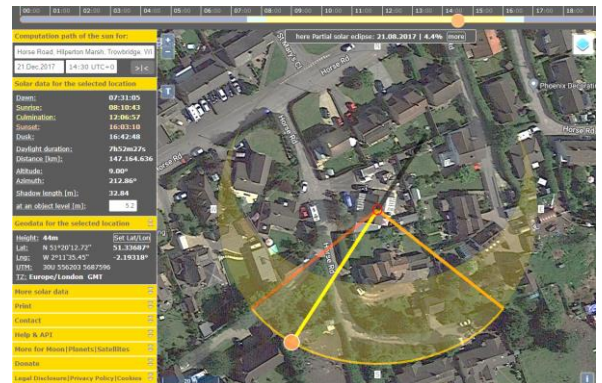
9.3.5 The applicant does not propose to have any windows in the garage. The only openings would be the double garage doors at the front and a side access door on the south-east elevation facing the host property. There would therefore be no substantive overlooking harm to neighbours.



9.3.6 In response to the concerns raised about the proposed added bulk and upwards extension, it is necessary to have regard to the recently approved extension referred to above. The proposed development would not project beyond the existing floor plan of the host building, and after assessing overshadowing impacts, it is considered that the proposed development would not result in neighbouring harm or warrant a refusal.



**Calculated sun-path diagram of the existing bungalow and shadow cast effects tested at the winter solstice when the sun is at its lowest**

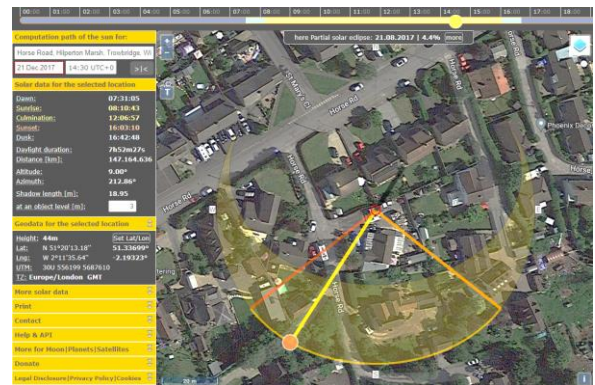
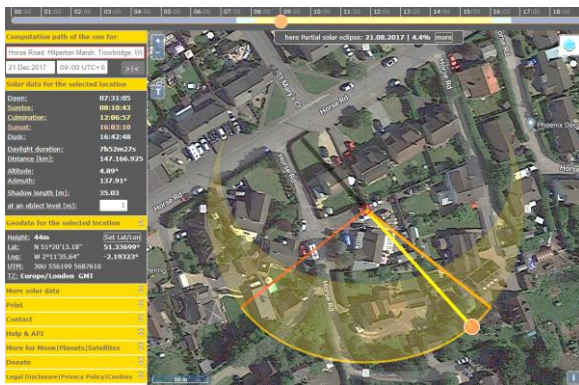


**Calculated sun-path diagram of the host property with proposed upper floor extension shadow cast effects tested again at the winter solstice**

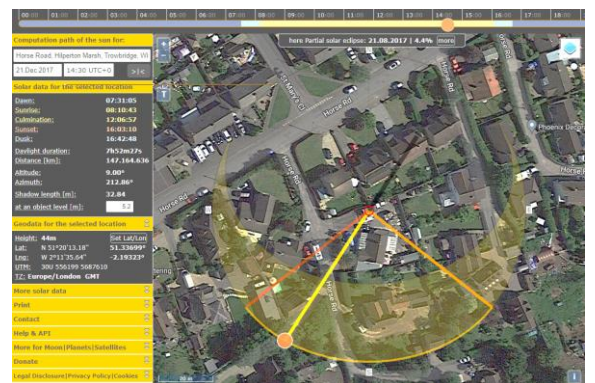
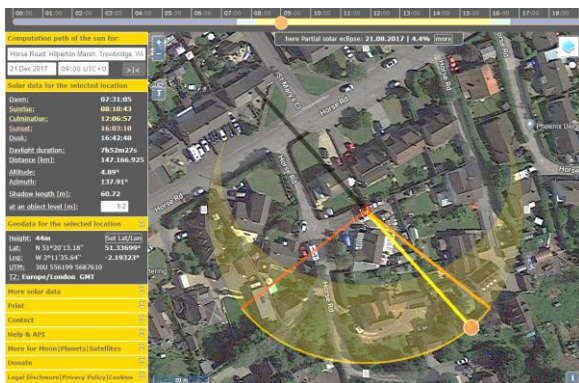
9.3.7 The above inserts are taken from accessing a web based tool [www.suncalc.org](http://www.suncalc.org) which reveal that there is some shadowing effects at present, and the consequential shadowing created by the proposed upwards extension would not be significant, and in any event temporary and limited in extent.

9.3.8 In terms of the added bulk, there would be no substantive overbearing effects.

9.3.9 The existing approximately 3m high garage creates some shadowing across neighbouring gardens, and the proposed replacement would have a similar effect and would not substantively compromise residential amenity to warrant a refusal of planning permission. Again, it must be appreciated that as the sun moves, the shadowing effects would be limited to certain times of the day (and when the sun shines).



**Calculated sun-path diagram shadowing effects for the existing garage at winter solstice when sun is at its lowest (AM and PM)**



**Calculated sun-path diagram shadowing effects for the proposed garage**

9.3.10 It is appreciated that the proposed garage would be 2m taller than the existing garage. In applying the 25-degree test pursuant to the neighbouring properties at No.18C, No.18D and No.19 Horse Road (i.e., the directly abutting neighbours, and those closest to the proposed garage), the garage would not breach the 25-degree guideline.



*View of No.18C, No.18D and No.18E from the site (with the proposed garage replacing the various outbuildings shown above)*



*View of site from No.20 and No.19 Horse Road access lane*



*View of from No.20 and No.19 Horse Road from site*

9.3.11 It is appreciated that the proposed L-shape ground floor extension would project closer to the common boundary. However, in recognition of its relatively modest 2.8m height and the separation distance to neighbouring properties, it would not result in an overbearing impact, nor overlook or overshadow, and as far as neighbouring impacts are concerned, the overall proposal would be policy compliant subject to the imposition of a -planning condition to secure obscure glazing for the upper floor vertical windows on the rear eastern elevation.

#### **9.4 Impact on Heritage Assets**

9.4.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Further, paragraphs 193-202 of the NPPF require local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal and to make an assessment as to whether there would be substantial harm, less than substantial harm or no harm to the heritage asset.

9.4.2 Paragraph (iv) of CP57 also states that proposals should be sympathetic to historic buildings and historic landscapes. Core Policy 58 titled 'ensuring the conservation of the historic environment' states that the historic environment, including non-designated heritage assets, which contribute to the local character and identity should be conserved.

9.4.3 The application site is not located within a Conservation Area and the subject property is not a listed building and is not a non-designated heritage asset. The nearest heritage asset to the site is the grade II listed No. 17 Horse Road, which is located about 35m further along the lane, but given the limited inter visibility between the listed property and No. 17a and the intervening development and landscaping, the proposed development would not result in harming the setting of the heritage asset. No other heritage asset would be harmed by the development.



***View of site from the grade II listed No.17 Horse Road***

9.4.4 The proposal would not lead to a conflict with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, criterion (iv) of CP57 and CP58 of the Wiltshire Core Strategy or the Hilperton Neighbourhood Plan.

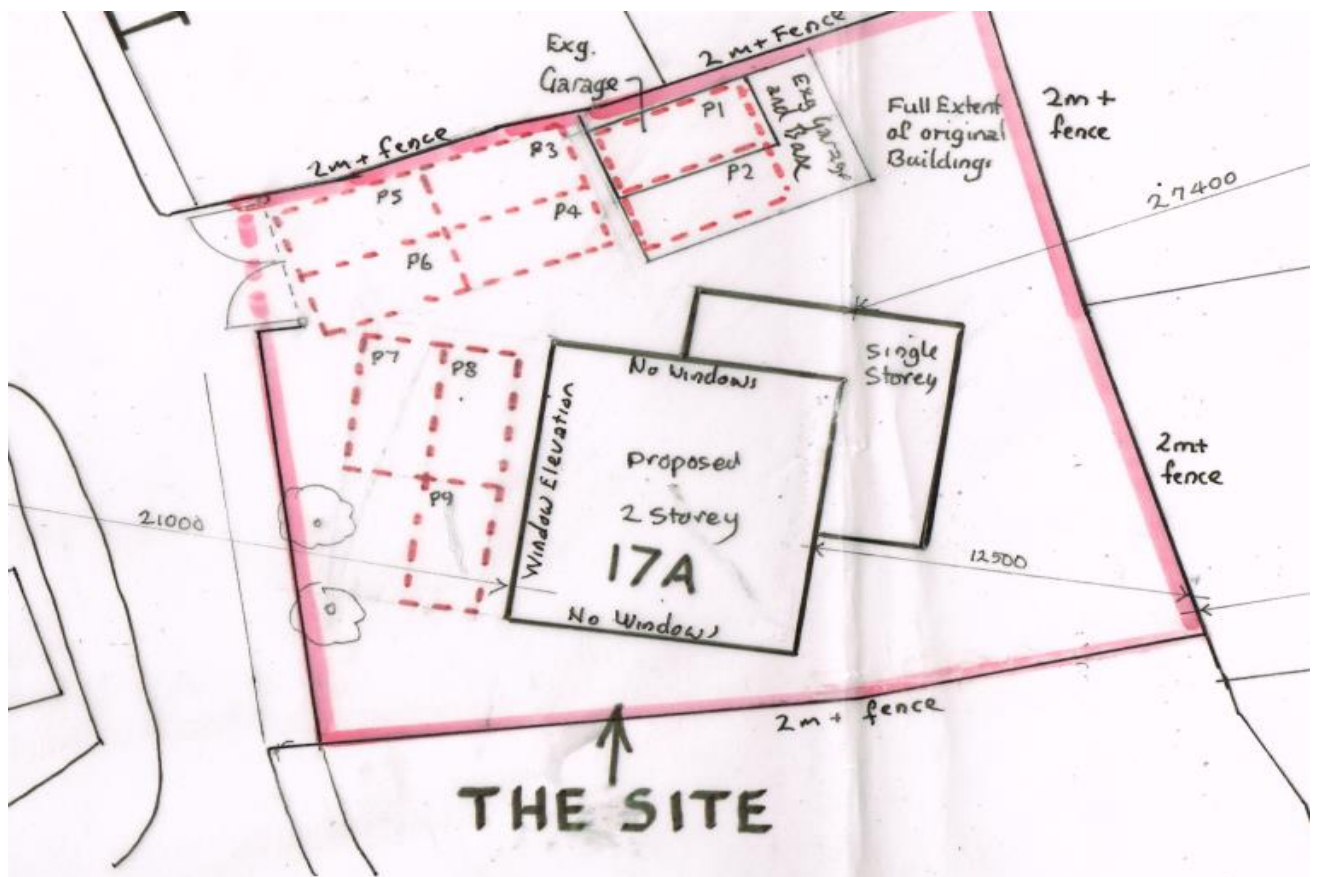
## **9.5 Highway Impacts**

9.5.1 Paragraph 110 of the NPPF seeks new development to provide safe and suitable access for all users. Paragraph 111 furthermore states that “*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

9.5.2 The adopted Wiltshire Car Parking Strategy seeks to secure minimum parking standards and for a 4-bed (+) dwellinghouses, the applicant would be expected to provide 3 on-site parking spaces. The minimum parking requirement for each external parking space should be no less than 2.4m x 4.8m. Internal garage parking spaces should be 3m x 6m.

9.5.3 The insert below reveals that the site would have ample on-site provision for more than 3 car parking spaces (if the applicant needed more than 3 motor vehicles to be parked. The Councils highway officer has confirmed having no objection and the application accords with local policy and there would not conflict with the NPPF in this respect.





## 9.6 Other Matters

9.6.1 In response to the local concerns raised about constrained sewerage and water infrastructure, it would be necessary for the applicant to obtain all relevant other consents from the statutory undertakers. There are no substantive reasons to prevent granting planning permission in terms of local infrastructure.

9.6.2 In response to the criticisms raised about the number of applications submitted by the applicant, there has not been a dismissed appeal for the subject property and the recent withdrawn applications have come about through officer/agent discussions when it was made clear that the previous proposals would not be supported. There is, therefore, no legitimate restriction placed on the site or applicant; and to satisfy the NPPF, the planning authority has worked, and must continue to work, proactively with applicant and make well informed, reasoned decisions. Preventing the applicant from submitted a revised proposal would be tantamount to unreasonable behaviour.

9.6.3 In response to the local resident comment encouraging a site visit to be undertaken, the case officer has visited the site on numerous occasions, including gaining access to neighbouring properties and gardens.

9.6.4 The concerns raised about potential future subdivision of the dwelling and garage are noted but such concerns cannot influence the determination of what is proposed. The applicant is not proposing to sub-divide the property in any event. A planning condition is recommended to ensure the garage is retained for garaging purposes and not be converted into habitable floorspace.

9.6.5 Concerns raised about displaced parking on the lane and along Horse Road are also noted, however there is no evidence of this creating a substantive hazard and it must be understood that any hazardous parking resulting in highway obstruction or danger would be a matter for the police or civil

enforcement and so it is not a reason to refuse planning permission. In any event the application site can accommodate vehicle parking in accordance with adopted standards.

9.6.6 Concern relating to vermin/pests at the site are for the Public Protection team address.

## **10. Conclusion (The Planning Balance)**

The proposal complies with relevant policies of the adopted Wiltshire Core Strategy, the made Neighbourhood Plan, and the Village Design Statement for Hilperton and the NPPF, and accordingly it is recommended for approval subject to conditions.

## **11. RECOMMENDATION: Approve with conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location and Block Plan - Drg No. 2470/BR/1 Rev A
- Block Plan (dimensioned) – Drg No. 2470/BR/2 Rev A
- Existing Bungalow – Drg No. 2470/BR/7
- Proposed Elevations – Drg No. 2470/BR/3 Rev B
- Proposed Floor Plans – Drg No. 2470/BR/4 Rev E
- Block Plan with parking spaces – Drg No. 2470/BR/6 Rev A
- Proposed Replacement Garage Plan – Drg No. 2470/BR/8

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The vertical sections of upper floor windows in the east elevation of the extension hereby approved shall be glazed with obscured glass only to an obscurity level of no less than level 4 and they shall be permanently fixed with a ventilation stay restricting the opening of the window, this prior to the first floor being first brought into use; and thereafter, the obscured glass shall be permanently maintained for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

4. The flat roofed part of the garden room hereby approved shall not be used as an external amenity area or roof garden.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety and in the interest of neighbour amenity.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take carried out to the extended dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the neighbour amenity of the area and to enable the Local Planning Authority to consider individually whether planning and in the interest of visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted within the upper floor elevations of the dwellinghouse or within the northern elevation of the garage hereby permitted.

REASON: In the interests of residential amenity and privacy.