

**18/00062/FUL**

**Applicant** Mr Downey

**Location** 50 Priory Road, West Bridgford, Nottinghamshire

**Proposal** Single storey side and rear extensions, loft extension (extend roof to form gable roof to rear and side dormer), privacy screen to boundary with 52 Priory Road, raised patio at the rear and front porch (resubmission).

**Ward** Trent Bridge

**LATE REPRESENTATIONS FOR COMMITTEE**

1. **NATURE OF REPRESENTATION:** Objection  
**RECEIVED FROM:** Local Councillor (Cllr. Plant)

**SUMMARY OF MAIN POINTS:**

The Ward Cllr objects to the latest application on the grounds of overlooking and loss of amenities to neighbours and the proposal for a privacy screen.

Due to the number of changes that have been made to the plan they consider in the interests of transparency the decision should be made by Planning Committee.

**PLANNING OFFICERS COMMENTS:**

The concerns raised by Cllr Plant have already been considered in the committee report.

2. **NATURE OF REPRESENTATION:** Objection  
**RECEIVED FROM:** Neighbouring Property

**SUMMARY OF MAIN POINTS:**

They object to the raised patio as no details of the height of the raised patio have been provided and it will result in a loss of their privacy and visual amenity.

They object to the loft extension due to the overshadowing and loss of evening sunlight that has occurred as a result of the rear extension. They have seen no

evidence that any sunlight calculations or any consideration to the overshadowing of their property has been made. They consider that their loss of evening sunlight will undoubtedly be made worse.

They have a lack of faith in the current plans unless greater clarity of the degree of overshadowing can be provided.

**PLANNING OFFICERS COMMENTS:**

The height of the proposed raised patio is provided in para.9 of the committee report as being up to 400mm above the natural ground level of the garden. The block plan has been amended to show the extent of the proposed patio. No further details were considered necessary, for example a section drawing, as the patio is an extension to an existing, albeit smaller raised patio area. It is considered that the photos taken of the raised patio which form part of the committee presentation clearly illustrate its likely impact.

The likely impact and implications of the proposed hip to gable extension/loft conversion were covered in the delegated report for planning application ref.17/00236/FUL. It was considered that the proposal would not lead to undue overshadowing or loss of light. The impact of the loft extension has also been assessed in paragraph 36 of the committee report which concludes that harm from overshadowing and loss of light would be mitigated by the south facing orientation of the property within the application site and its adjacent neighbours.

It is not normally considered necessary for applicants to use 'architectural software' to demonstrate the potential degree of sunlight lost as a result of the development proposed. Given the nature and scale of the proposed development it is considered that no further information is required in this case.