

22/01081/FUL

Applicant Mr Andrew Broxholme

Location 59 Dunster Road, West Bridgford, Nottingham

Proposal Demolition of Existing Garage, Single Storey rear and side extension; Extended raised patio to rear; Loft Conversion including side hip to gable and rear dormer. (Resubmission of 21/01993/FUL)

Ward Abbey

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Neighbour Objection

RECEIVED FROM: 61 Dunster Road, West Bridgford

SUMMARY OF MAIN POINTS:

- The proposed patio area is approximately 1m higher than the garden level of neighbouring property.
- Whilst screening ameliorates the issue of overlooking the resulting fence would create a 2.8m high enclosure and therefore be overbearing to the neighbouring property and cause a loss of light.
- Requests the patio to be removed where immediately adjacent to 61 Dunster Road which would in turn mean the raised boundary fencing would not be required.

PLANNING OFFICERS COMMENTS:

Although it is considered that these points are covered in the Committee Report, please see a response to each point below to provide greater clarification on the proposed development.

- The proposed patio would extend c.3.00m further to the rear than the existing patio, of which is c.1.00m above ground level. However, this part of the patio would be accessed via 2no steps down and therefore would be at the lower height of c.0.60m above ground level.
- The fence would be to a height of c.1.73m above the highest part of the patio, and c.2.13m above the lower level patio.
- A substantial part of the patio adjacent to the boundary with 61 Dunster Road is existing, as a result of this application a proportion

of the existing patio would be reduced in height by c.0.40m. The additional c.3.00m of patio would also be at this reduced level.

2. **NATURE OF REPRESENTATION:** Neighbour Objection

RECEIVED FROM: 60 Rodney Road, West Bridgford

SUMMARY OF MAIN POINTS:

- Overbearing and out of character loft extension.
- Overlooking due to amount of second floor glazing and topography of the plots.
- Potential loss of neighbouring tree

PLANNING OFFICERS COMMENTS:

It is considered that these points are predominantly covered in the Committee Report. However, it is noted that, with regards to overlooking, the topography of the plots is not explicitly mentioned.

Although the properties on the East side of Dunster Road are on a higher level than the properties to the rear, the level difference is not considered to be significant and thus, the assessment made in the Committee Report is relevant.

22/01980/FUL

Applicant Mr Matthew Wolloch

Location 46 Stanhome Drive, West Bridgford, Nottinghamshire

Proposal Raised roof, loft conversion with dormer to rear

Ward Lutterell

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Neighbour Comment

RECEIVED FROM: No. 44 Stanhome Drive, West Bridgford

SUMMARY OF MAIN POINTS:

Supports the application due to the following:

- There have been several loft conversions on the road with raised roofs and they don't look out of place
- Stanhome Drive is on a hill so the developments blend in
- Loft conversions help the economy by making improvements to the property

PLANNING OFFICERS COMMENTS:

The impact to the character of the area by way of design has already been addressed within the committee report.