This application has been made due to the extremely small area of rear garden that this property currently possesses. The property is a large 4+ bedroom family house yet the current rear garden is disproportionately small and not adequate for the size of a typical family for which the accommodation space provides.

Due to the reasons noted above it is believed that the application is supported by one of the overriding aims of the Council as stated in the Housing Design & Layout supplementary planning guidance, that being “to secure reasonable levels of amenity for occupants of existing and new dwellings”.

The impact of this small extension on the character and appearance of the countryside would be negligible. The location cannot be viewed from any nearby public right of way or highway and the existing boundaries north and south are a mix of hedge, post and rail fence, slatted fence etc. so the boundary of the proposed extension will not be out of character with the existing varying boundary styles.

J Atkinson
2013-05-13