

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application number: | 22/00404/FUL

Validated on: | 19th April 2022

Site address: | 38 Hillview Road

Proposal: | Alterations to existing bungalow to create two storey dwelling, to include first floor dormer to front and two storey rear extension. Removal of existing single storey extension, garage, and conservatory

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority REFUSE PERMISSION for the development described above in accordance with the terms of the application and the plan/s submitted therewith for the following reason/s:

1. The proposal for a flat roof two-storey rear extension is poor in design and would be out of keeping with the character and appearance of the existing dwelling and the surrounding street scene. As such, the proposal would conflict with the NPPF, Policy SD4 of the Joint Core Strategy and the Council's Home Extensions SPD.
2. The proposal due to its scale, siting and flat roof design would have an overbearing impact on the occupants of 40 Hillview Road contrary to the NPPF, policy SD14 of the Joint Core Strategy and A9 of the emerging City Plan.
3. The proposal due to its scale and siting, appears to have a harmful impact on the level of daylight/ sunlight reaching the south side facing living room window of no. 40 Hillview Road. No daylight/ sunlight assessment has been submitted in support of the application and so the application has failed to demonstrate that the loss of light would not be harmful contrary to the NPPF, policy SD14 of the Joint Core Strategy and A9 of the emerging City Plan.



Jon Bishop
Planning and Development Manager

Decision date: 18th October 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET