

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	MB/09/00278/FULL
LOCATION	12 PARK COURT, SANDY, SG19 1NP
PROPOSAL	FULL: FIRST FLOOR REAR EXTENSION WITH EXTERNAL TERRACE OVER EXISTING GROUND FLOOR EXTENSION.
PARISH	Sandy
CASE OFFICER	Judy Self
DATE REGISTERED	23 February 2009
EXPIRY DATE	20 April 2009
APPLICANT	Mr J Carroll
REASON FOR COMMITTEE TO DETERMINE	CLLR ALDIS - LOSS OF AMENITY AND OVERBEARING IMPACT ON NEIGHBOURING PROPERTY.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Delegated Application – See Minute No. DM/08/40

That the Director of Sustainable Communities be delegated to refuse the application on the grounds of overdevelopment, overbearing impact and loss of amenity to neighbour at No. 13 Park Court.

[Notes:

- (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:
 - An additional letter has been received from the occupier of 13 Park Court.
 - The proposal is considered to be of an overbearing, overpowering and oppressive nature to the detriment to residential amenity of the neighbouring property No. 13. Noise disturbance is considered to arise from the first floor terrace.
 - Reference is made to the following;
 - The back of No 1 and the application site face due South;
 - The application site is staggered a whole house depth behind no 13 which lies to the East;
 - The depth/length of the proposal will increase the overall depth/length of the original dwelling by approximately 50%;
 - It would result in an addition 5.2m of two storey level building mass that would result in significant over shadowing and the loss of the benefit of currently unobstructed light throughout the morning to around midday to the rear windows and conservatory of No.13. This would be worse during winter months;
 - The ground level of the application site is higher and the overbearing nature of the proposal would be more pronounced;
 - The height of the extension roof is similar to that of that original dwelling;

- A loss of view and outlook would result, especially from the master bedroom, ground floor study and conservatory;
- Loss of property value is a concern
- The proposed first floor terrace measures approximately 7 square metres and there is concern regarding loss of privacy and noise disturbance;
- Sandy Town Council have objected to the application.

(2) In advance of the consideration of the application the committee received representations made under the public participation scheme.]