

## **BRECKLAND COUNCIL**

### **PLANNING COMMITTEE - 19 OCTOBER 2015**

#### **REPORT OF THE EXECUTIVE DIRECTOR OF PLACE (Author: Gary Hancox, Principal Planner)**

**SPORLE: Rear of Thatched Cottage Too, 29 The Street: Single storey dwelling**

**Applicant: Mr & Mrs Russell**

**Reference: 3PL/2015/0537/O**

#### **DEFERRED ITEM REPORT**

1. This application was deferred at 24 August 2015 Planning Committee with a request for the applicants to submit further details in respect of levels, potential overlooking, screening and access. Site photographs taken from the objector's property (no. 31) were also requested.
2. The applicants have now provided additional information in the form of additional plans detailing the existing site levels, along with shadow diagrams showing predicted shadow casts in winter and summer. Three photographs of the neighbouring property detailing the intervening hedgerow (taken from the applicant's side) have also been submitted. The case officer has viewed the site from the garden of no.31 and taken further pictures.
3. The submitted levels information indicates the ground floor level of the proposed dwelling being 0.95 metres above that of the assumed floor level of no. 31 The Street. The ridge line of the proposed dwelling would be of a similar height to the highest part of the existing hedge on the boundary of the two properties.
4. With respect to the shadow diagrams, these indicate the extent of shadowing at the equinox and solstice positions. They clearly demonstrate that overshadowing by the proposal is insignificant in terms of impact on neighbouring amenity.

#### **Recommendation**

The officer's report to Committee is attached and, having taken into account the additional information outlined above, it is still considered that a single storey dwelling can be accommodated on the site without causing significant harm to the amenity of neighbouring properties. The application is recommended for approval.