

LATE REPRESENTATIONS FOR COMMITTEE

Committee Date: 28th January 2021

App No: SL/2020/0943

Site Address: 9 Castle Dale, Kendal, LA9 7BG

Proposal: Single storey rear extension with garage attached (Revised scheme SL/2019/0603 – Part Retrospective)

Point of Clarification

The Committee Report details that the two amendments to the scheme from the approved planning application ref. SL/2019/0603 are, the increasing of the length of the extension by a further 0.6 metres and the addition of a window on the rear elevation of the garage. However, Members' attention is drawn to the fact that the front elevation of the adjoining garage as previously approved was set at 1.3 metres south of the rear elevation of the host dwelling. The drawings submitted on this current scheme show that the front elevation of the garage is now 2 metres back from the rear elevation of the host dwelling. Therefore, even though the garage remains the same length as originally approved it is now positioned 0.7 metres further south than the garage as approved under SL/2019/0603.

Officer's Comments

It is assessed that the amendment to the positioning of the garage will not have an adverse impact on the visual amenity of the area.

In regards to the impact on neighbouring dwellings, the garage sits to the east of the site and adjacent to the boundary shared with No. 8 Castle Dale, the properties as originally built sit staggered in relation to each other, with No. 8 sitting further south than No. 9 and No. 8 also has a rear extension. The rear of the properties face in a southerly direction. Apart from the repositioning of the garage 0.7 metres to the south the design of the garage remains as approved, single storey with a flat roof. It is assessed that the alteration will not cause significant further neighbouring amenity harm to the living conditions of No. 8.

In terms of the impact on the properties to the rear of the development, the properties on Castle Dale and Castle Rise benefit from relatively large rear gardens and at the bottom of the garden of No.9 Castle Dale is an outbuilding built under the allowances of permitted development rights, which offers sufficient privacy to the properties. Therefore, the amendment to the scheme will not affect the living conditions of the properties to the south on Castle Rise.