

Proposed Extension at 11 Risedale Drive

Introduction

The property has previously been granted planning approval (ref:3/2022/0192) for an extension and loft conversion. The works on that have commenced and after site clearance the client has decided he would like to make the side extension a little wider, hence this application.

Proposed Development

The proposed development remains the same as the previously approved scheme with the exception of the side extension being a little wider and the inclusion of a dormer on this part of the roof to extend from the previously approved dormer.

A preliminary roost assessment was submitted with the previous application. The same report has been submitted again but the proposed dormer that is in addition to that already approved dormer is within new roof structure, therefore there is no potential impact on bat roosts so no further survey work is required.

It must also be note that the previously approved works have already commenced, the only element that has not been commenced yet is the side extension and that will remain the case whilst this application is being determined.

Summary

The submitted drawings illustrate the previously approved scheme and the proposed alterations to this. There is no significant difference with the principle and no impact on any neighbouring dwellings or their residential amenity.

On that basis the application should be granted planning consent.