

DESIGN

- The host property is a semi-detached dwelling constructed in 1930, it is not a listed building nor is it identified as a non-heritage asset.
- The host property is located on the inside of a left-hand bend on Mitton Road, set back with homes of similar construction and appearance not prominent within the context of other dwellings immediately adjacent.
- There is currently a detached brick-built garage at odds with its surroundings, and this forms the boundary with the neighbouring property. The driveway is of a pebble stone finish set against a front garden mainly laid to lawn.
- The proposed development is set back from the front elevation of the dwelling pleasantly enhancing its visual appearance and harmonious relationship with its surroundings.
- The existing roof tiles are to be re-used onto a mono pitch roof design; which has evolved from the tapering site boundaries.
- The proposed development by virtue of its footprint and overall volume has no impact on the adjoining neighbouring property when compared to the existing situation.

I consider that the proposal meets the requirements of policy DMG1 insofar as it relates to the design element of this policy.

ACCESS

- The proposed development provides parking for two vehicles whilst enhancing overall site security and ensuring safe access through the introduction of sliding panel doors in a finish that befits a 1930's property.

AMENITY

- Visually the proposed development will introduce a coherent, traditional and agreeable structure that compliments its surroundings.
- There is to be no adverse effects to the surrounding areas pleasantness or attractiveness by virtue of the proposed development's sympathetic relationship with the host property.

ENVIRONMENT

- There is to be no impact upon Highway Safety; no Environmental impact; no impact upon Infrastructure.

In my opinion the proposed development complies with the overall thrust of policy DMG1 and can be allowed without prejudice to that policy.

I conclude that if the proposal meets the tests of policy DMG1 then it follows that it meets the requirements of DMH5 and I believe that it does.