

**DELEGATED
UPDATE REPORT**

**AGENDA NO 10
PLANNING COMMITTEE**

DATE 22nd July 2008

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

**09/1368/FUL
147 Ashton Road, Norton
Single Storey rear extension to provide bedroom and dining room.**

Expiry Date 5th August 2009

UPDATE REPORT

This report updates the report for agenda item 10. A letter of objection from the neighbouring occupant of No.151 Ashton Road, Norton has been received. The comments raised are with respect to the development obstructing the view from their kitchen window and will increase noise and disturbance, which are presently experienced.

MATERIAL PLANNING CONSIDERATIONS

1. The neighbouring property at No.151 features a kitchen window within the side elevation of their property which will be situated at a distance of approx. 10.0 metres from the proposed side elevation of the (dining room) extension.
2. This neighbour presently looks onto No.149's existing 2.13m high timber fence, which is positioned along the boundary to the application site.
3. Given this present arrangement, with regards to siting and present outlook, it is not considered that the proposed development would worsen an existing situation to be sufficient to warrant refusal of the application on the grounds of loss of view.
4. Furthermore, the scale and design of the development and distances from this neighbour it is not considered to have an overbearing or have an overshadowing effect onto this property.
5. With regards to an increase in noise and disturbance with the proposed development, this matter can be dealt with separately by other statutory bodies such as the Environmental Health Unit and cannot be considered as a material consideration in determining this application.

CONCLUSION

6. The recommendation of the main report remains unchanged, which is that the application be approved with conditions.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Fahim Farooqui Telephone No 01642 528558**

WARD AND WARD COUNCILLORS

**Ward Norton West
Ward Councillor Councillor Mrs P. A. Cains,**

**Ward Norton West
Ward Councillor Councillor R Cains**