

Application No: 09/0161P

Appellant: Mr Muhammad Akhtar

Site Address: 19 Osprey Drive, Wilmslow, Cheshire, SK9 2LA

Proposal: Proposed single storey side extension with two storey rear extension

Level of decision: Planning Subcommittee

Decision: Refused

Appeal Decision: Dismissed

MAIN ISSUES

The application site serves a large, detached, brick built dwellinghouse. The site is situated at the north end of Osprey Drive, it was built after the other houses on the estate and is large in scale and is of a different design. The dwellinghouse has been extended previously to incorporate a single storey side/ rear extension.

In determining this appeal, the inspector considered the main issue to be the effect of the extensions on the living conditions of neighbours with regard to outlook.

INSPECTOR'S REASONS

The dwellinghouse is well set back behind the front elevation of No.17 Osprey Drive. Due to this position and because the house is deeper than its neighbour, the main rear wall is set significantly back beyond the rear wall of No. 17 Osprey Drive.

By extending further beyond the rear building line of No.17 Osprey Drive the two storey side wall of the house would be significantly more prominent in the outlook from the windows and garden of the house next door. The extended side wall combined with the single storey extension would create a sense of enclosure, be overbearing and intrusive.

In conclusion, the development would be significantly detrimental to the living conditions of neighbours at No.17 Osprey Drive, contrary to Policy DC3

IMPLICATIONS FOR THE COUNCIL

This is a good decision that is supportive of the amenity policy of the Council.