

MA/10/1741

Representations

E-mails have been received from two neighbouring properties, raising the issues of loss of light, measurements of the development, visual impact upon the streetscene and stating that No 6 Hazelwood Drive has not been notified of the application.

Officer comments

These issues are mainly addressed in the report.

To expand, it is not considered (or stated) that the development has caused no loss of light to No 50 Roseleigh Avenue, but that the loss of light test carried out (attached) does not show a *significant* loss of light to No 50 Roseleigh Avenue. It is accepted that there has been a loss of light, most notably to the garden area of that property, but on balance, it is considered that the loss of light is not of a scale which would warrant and justify a refusal.

Representations have submitted measurements of the development taken using a laser. These give a ridge height of 6.03m, which is approximately 100mm higher than shown upon the drawings. As stated in the report, officers have taken measurements at the site, using both a tape measure and a laser, and are satisfied that the drawings give a fair representation of what has been constructed and it can also be assessed from the site and surroundings, because it has been built. Any discrepancy in the region of 100mm is not considered significant.

The photographs merely show some examples of dormers in the surroundings. Due to the position of the development, at the end of the road, it is not considered visually closely related to other parts of the street in Hazelwood Drive. It is accepted that road facing dormers are not part of the character of Hazelwood Drive itself, but there are many examples in nearby streets, including Roseleigh Avenue, Poplar Grove, Ash Grove and Stirling Avenue. PPS1 advises that consideration should be given to the local area more generally and it is considered that horizontal front dormers are a feature of the general local area. Moreover, buildings in Hazelwood Drive are typically full two storey height, whereas this part of the building is effectively one and a half storeys, so it is different. Furthermore, a horizontal dormer has already been accepted at the site under the extant permission MA/09/0508.

Our records indicate that No 6 Hazelwood Drive was notified in writing of the application and a site notice was also posted in the vicinity of the site.

Recommendation

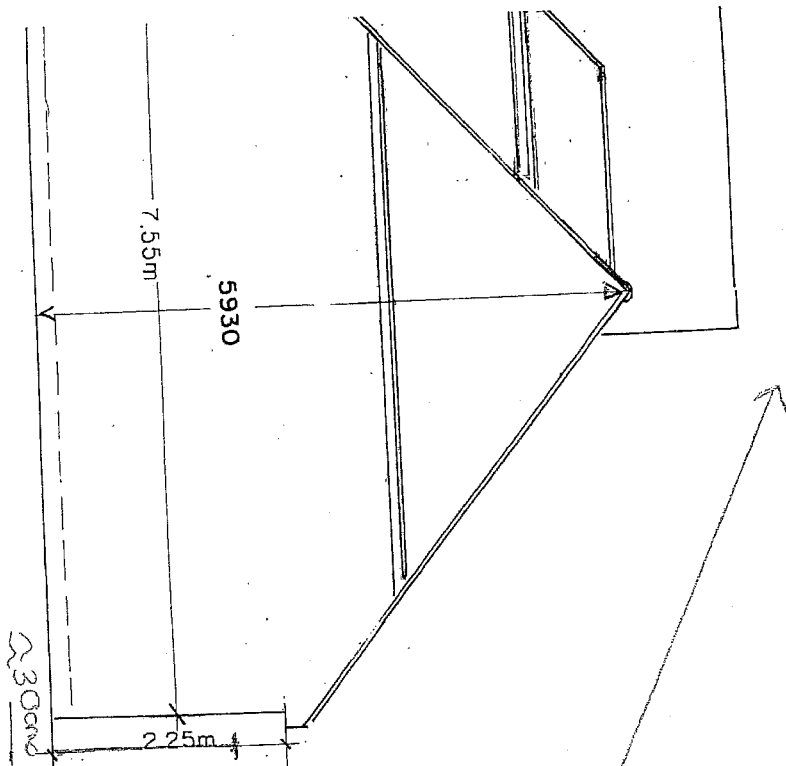
The recommendation remains unchanged.

NA 10 / 174.

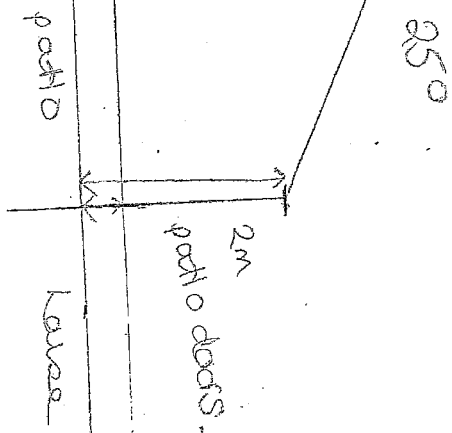
NOTES:
All dimensions must be checked on site and not scaled from this drawing.

LOSS OF LIGHT
- TEST.
- PASSES
(MEASUREMENTS APPROXIMATE).

Front Elevation South



50 ROSELEIGH AVENUE.



Revisions	
A	28/3/11
REVISED ELEVATIONS	
Date	
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