

1.0 Access:

1.1 There is no change to the existing access to the property

2.0 Design.

2.1 The dwelling is not a Listed Building and it is not in a Conservation Area

2.2 The property is a terraced single family dwelling house which is currently divided into three self contained flats. Approval for this change of use has not been sought. The current proposal seek to supersede the existing use and arrangement.

2.5 The existing accommodation is acknowledged as being substandard in that it does not comply with current HMO directives.

2.6 There is a single storey rear extension ground floor level which has been constructed, but does not have a formal planning consent. This application seeks to formalise consent retrospectively as part of the proposed development.

2.7 The proposal also includes the creation of a new rear dormer in the loft space

2.8 The proposal incorporates two roof lights in the existing pitched roof on the street frontage.

2.9 The new dormer will be constructed with both durable and traditional materials.

2.10 There will be no adverse impact on the amenity of any adjoining owner with regard daylight, sunlight, or sense of outlook and enclosure.

2.11 The development itself will be designed to be highly sustainable, reducing energy by incorporation of a high level of thermal performance and the use of low energy light fittings, thereby combining to reduce the carbon footprint