

**From:**Lawrence Osborne (Solihull MBC)

**Sent:**1 Jun 2023 09:08:20 +0100

**To:**info@theartofbuilding.co.uk

**Subject:**PL/2023/00930/MINFHO - 14 Diddington Lane - Two storey front extension with porch. Two storey side and rear extension. Raise existing roof with loft conversion.

Morning Mr Brandt.

I refer to the above planning application which I have now had an opportunity to assess.

I write to advise that the extensions as proposed would have a harmful impact on the character and appearance of the area and would conflict with Policy P15 of Solihull Local Plan - Shaping a Sustainable Future, December 2013 which seeks to ensure development proposals conserves and enhances local character, distinctiveness and streetscape quality. The Council's adopted House Extensions Guidelines Supplementary Planning Document advises that the space around a dwelling and the gaps to the boundary make a very important contribution to the appearance of the house and the character of the neighbourhood. First floor extensions are therefore of particular concern, and the Council is anxious that such gaps are protected so that detached homes do not appear to be terraced, cramped, or unreasonably 'squeezed' into the plot. In such circumstances first floor extensions should be set in from the boundary by 1 metre and more in spacious settings.

The proposed first floor extension to the southern boundary would be located on the boundary with number 12 Diddington Lane reducing the spacious character of the streetscene contrary to the advice contained in the House Extension Guidelines. I would therefore be grateful to receive amended plans that set the first floor extension of the boundary with number 12 Diddington Lane ensuring the spacious character of the street is retained by the extension.

Please can you advise me in due course if your client does not wish to make the amendments requested.

Regards.

Lawrence Osborne

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