

6 Crete Lane, Dibden Purlieu



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1. Site

1.1 The application site contains a detached property within the built-up area of Dibden Purlieu.



2. Site & Planning History

2.1 NFDC website shows no planning history for the property

3. Proposal

3.1 This application seeks permission for a porch, side and rear single storey extensions, replacement roof covering, white render to whole building, replacement garage and replacement boundary treatment.

4. Design

4.1 The proposal involves the addition of a porch to the front elevation to replace the existing flat roof porch, a side and rear extension to provide an en suite, utility and open plan kitchen diner. The existing asbestos roof covering will be replaced with clay roof tiles and a replacement garage is also proposed in the same location as the existing garage. The front and side boundaries will be replaced with close board fencing.

4.2 The primary considerations of this application will be the impact on the street scene and neighbour amenity.

4.3 As the property is on the corner of Crete Lane the alterations will be visible within the street scene but given the variety of properties in the immediate area they will not appear out of character.

4.4 The extensions to the property, being single storey, create no over looking concerns and the location of the property on the plot means there will be no overshadowing or loss of light issues.

4.5 The replacement garage is the same location as the current garage with a pitched roof sloping away from both adjacent neighbours so will not cause any amenity issues.

4.6 The side and front boundary treatment will be replaced with close board fencing, in keeping with the street scene and improving the visibility on this section of Crete Lane.

5. Materials

5.1 The proposed materials will be white render, clay tiles, upvc doors & windows and timber fencing.

6. Parking

6.1 The proposal does not impact on parking availability or requirements.

7. Trees

7.1 The NFDC TPO register does not identify any protected trees on or adjacent to the site.

8. Biodiversity

8.1 The required biodiversity checklist is submitted as supporting information with this application along with a PRA.

9. Flood Risk

9.1 The Environment Agency flood map does not identify the property as being at risk from flooding.