

Figure 09 - Approved second floor and roof plan ref. 23/1819/FUL

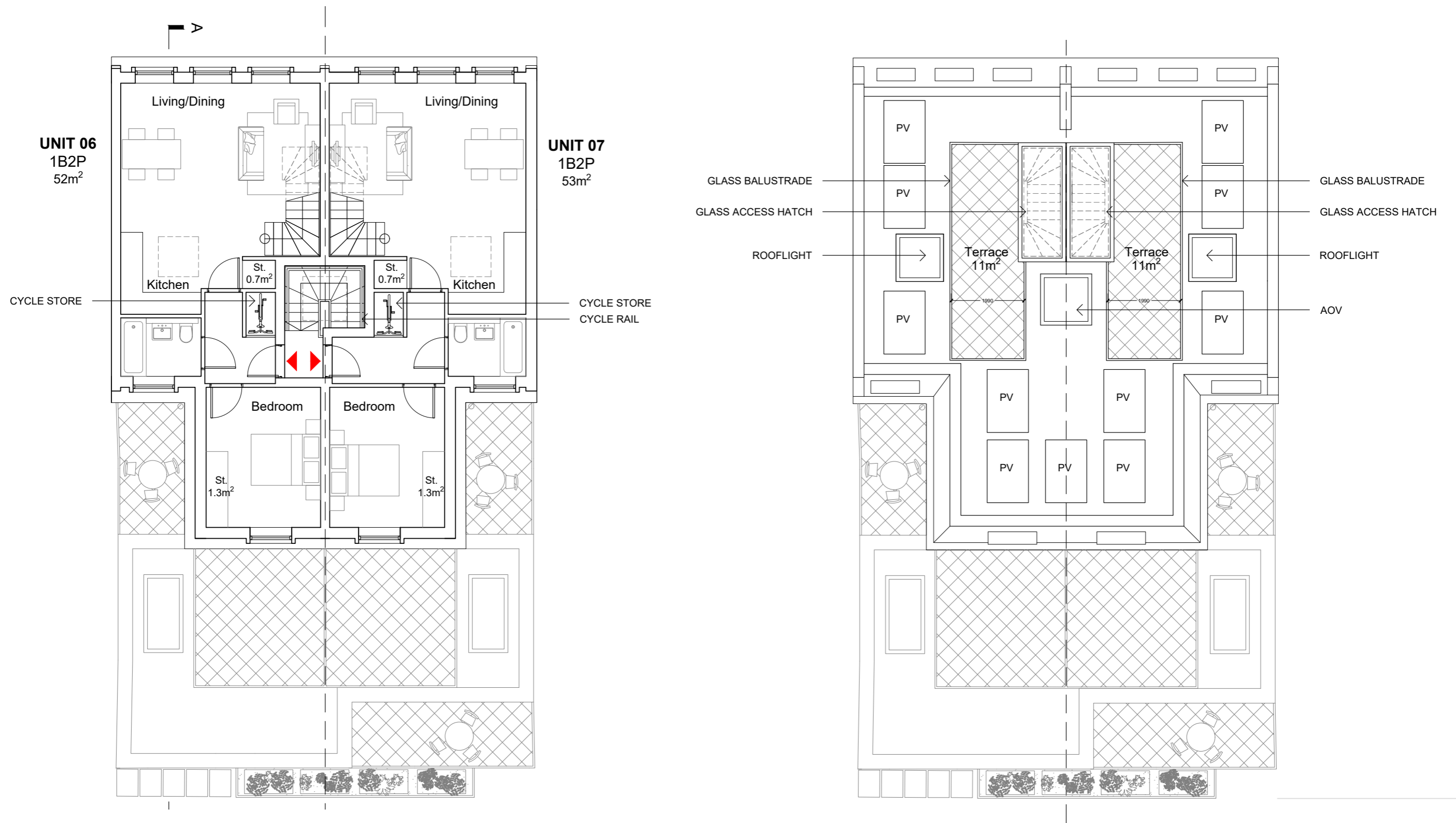


Figure 10 - Amended second floor and roof plan (subject of this S73 application)

PROPOSALS

2.1 NEW S73 APPLICATION - EXTERNAL CHANGES (CONTINUED)

(C) Rear Facing First Floor Terraces

This S73 application seeks to add a rear facing roof terrace to the two first floor units, over the approved ground floor extension. These two terraces are identical to those proposed in the planning application ref: 21/0724/VRC, in that the balustrade is opaque and frameless. However, they are each 2 sq.m. smaller. The officer addressed these terraces in their delegated report for planning application ref: 21/0724/VRC, as follows:

Turning to the roof terraces to serve the first floor flats, it is proposed to erect 1.7m high screens above the ground floor commercial units to the rear of the site. The screens would feature obscure glazing and would be set in from the rear building line and either side of the elevations. As a result of its siting, scale and light weight material, on balance, it is not considered that the terrace would appear visually obstructive to the application building and row of terraces it forms and would not be visible from the streetscene as a result of its rear siting, as such it is not considered to result in detrimental harm to the character and appearance of the immediate area to warrant refusal of permission.

Two roof terraces are proposed above the ground floor commercial unit to serve flats 1 and 2, both of which are 1 bedroom flats. It is proposed to enclose a 1.7m high balustrade around the terrace, of which would be set back from the rear building line and marginally inset from each flank wall. With regard to light and visual intrusion, as a result of the separation distance from habitable rooms of neighbouring properties and the use of a lightweight material to enclose the terrace, it is not considered to result in a detrimental loss of light or visual intrusion to warrant refusal of permission.

For the reasons above, we surmise that these first floor rear terraces be approved as part of this S73 application.

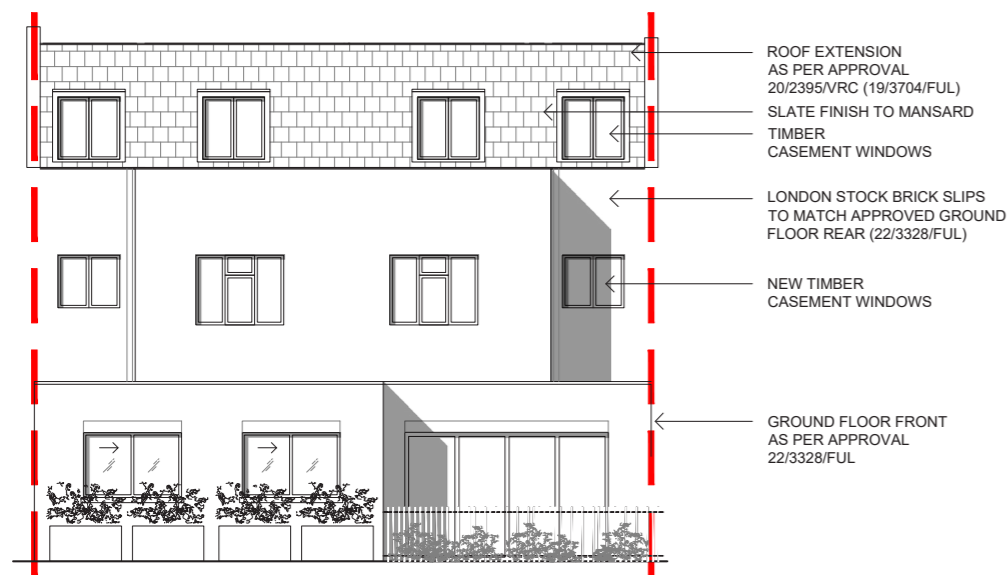


Figure 11 - Approved rear elevation ref. 23/1819/FUL

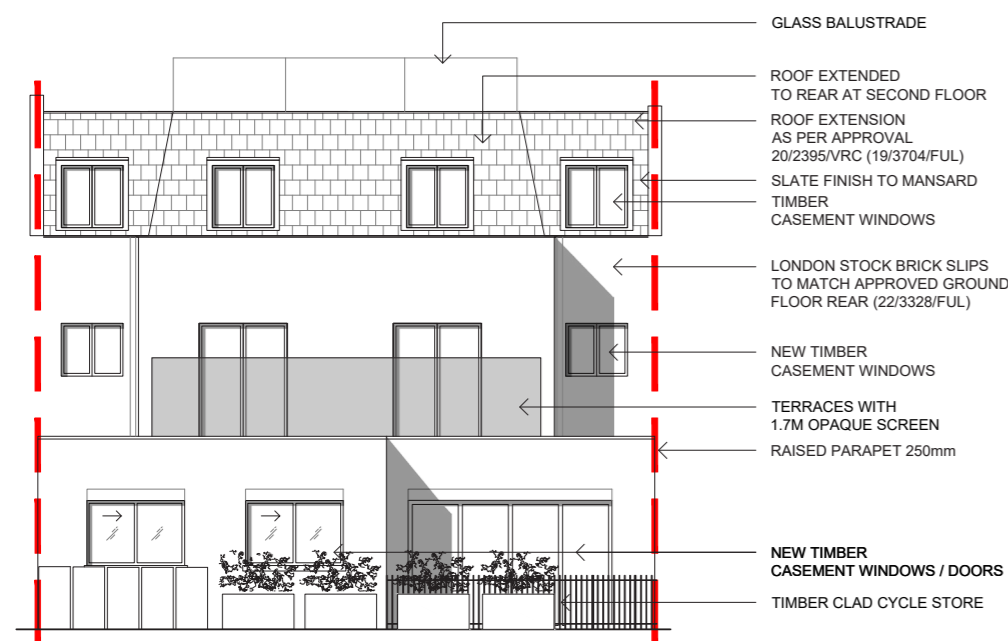


Figure 12 - Amended rear elevation (subject of this S73 application)