# Garage Rear Of 46 Boundary Road

## BH2021/04485

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# Application Description

- Conversion of existing detached garage to form 1no one bedroom dwelling (C3) with revised fenestration, installation of rooflights and associated works.



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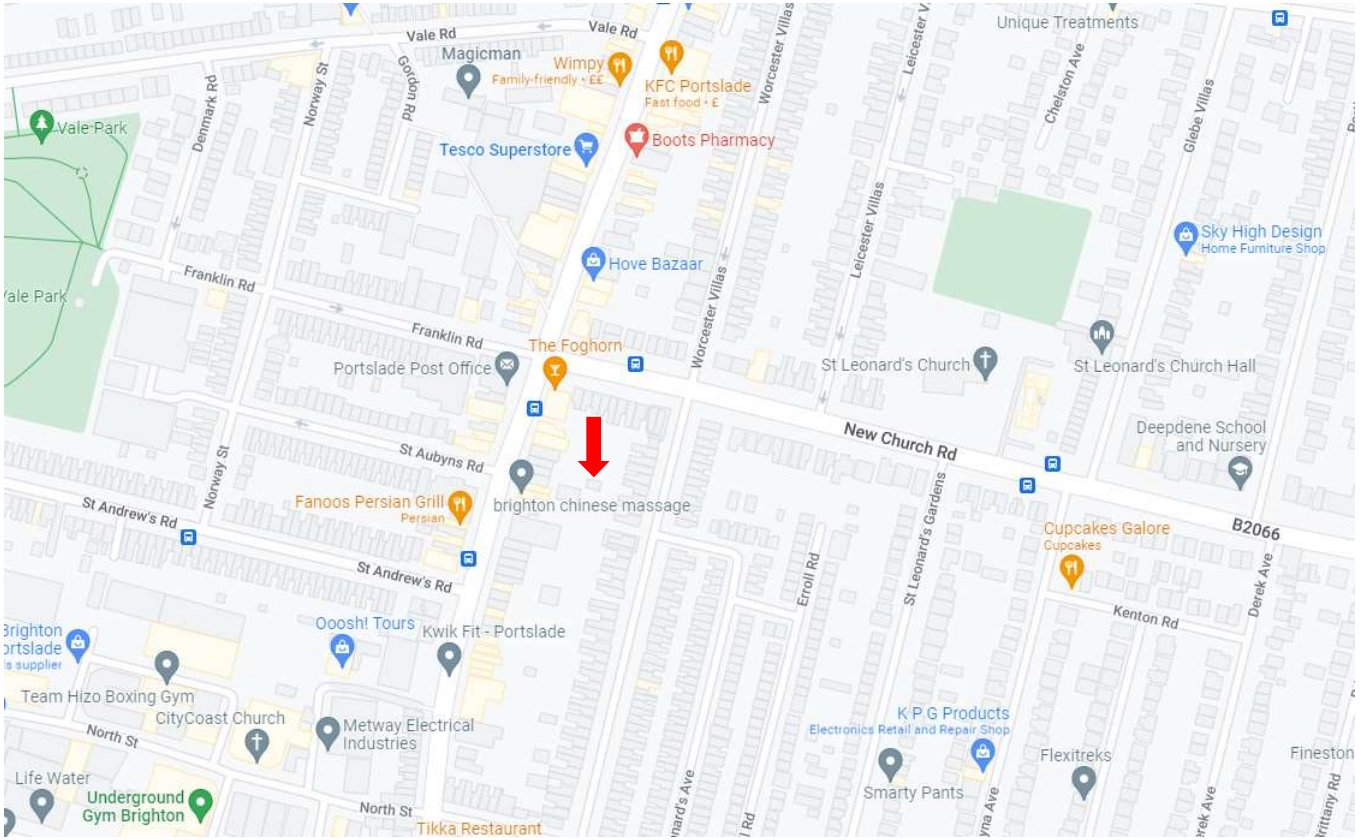
# Map of application site



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# Existing Location Plan

2021/132

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# Aerial photo(s) of site

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# 3D Aerial photo of site

North



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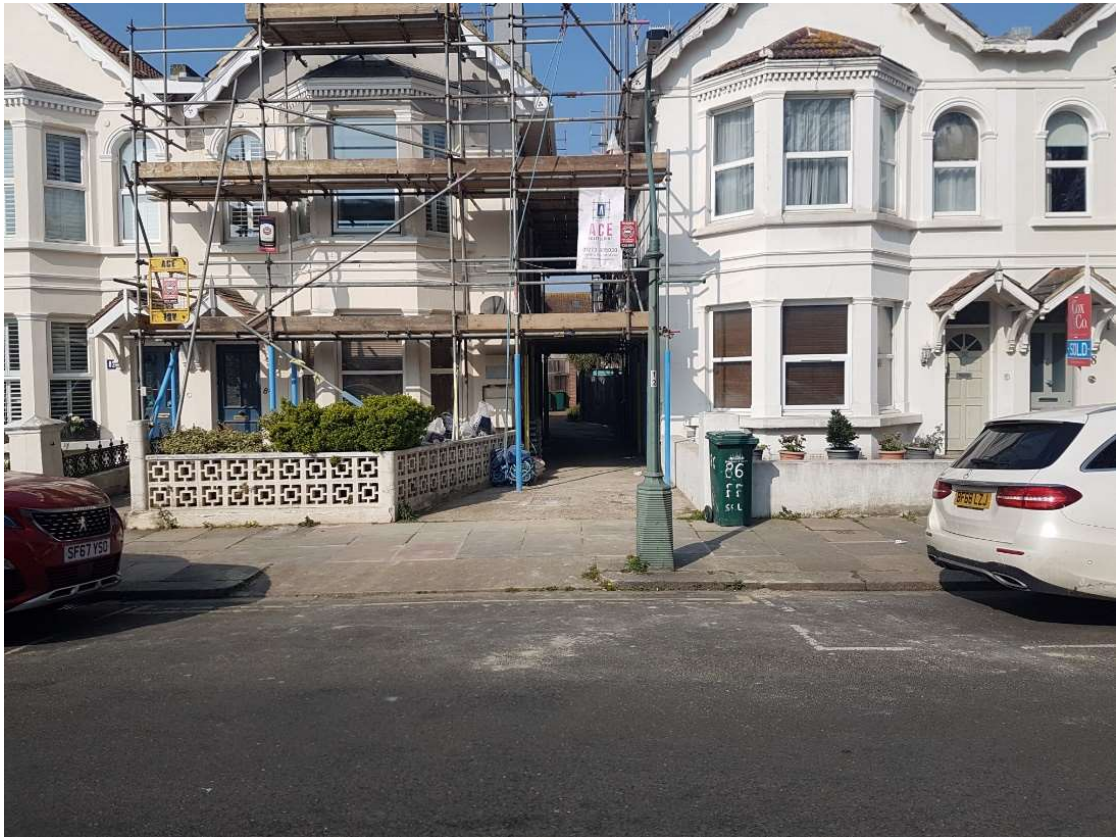
# Street photo of site (from St Leonards Road)





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# Other photo of site

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# Other photo of site (facing towards St Leonards Road)

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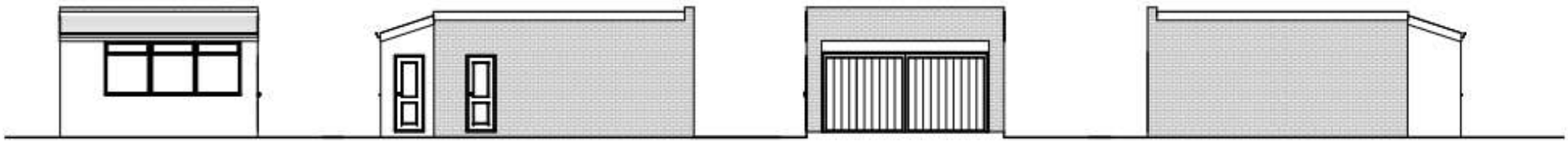
# Existing Elevations



Rear Elevation | Side Elevation | Front Elevation | Side Elevation



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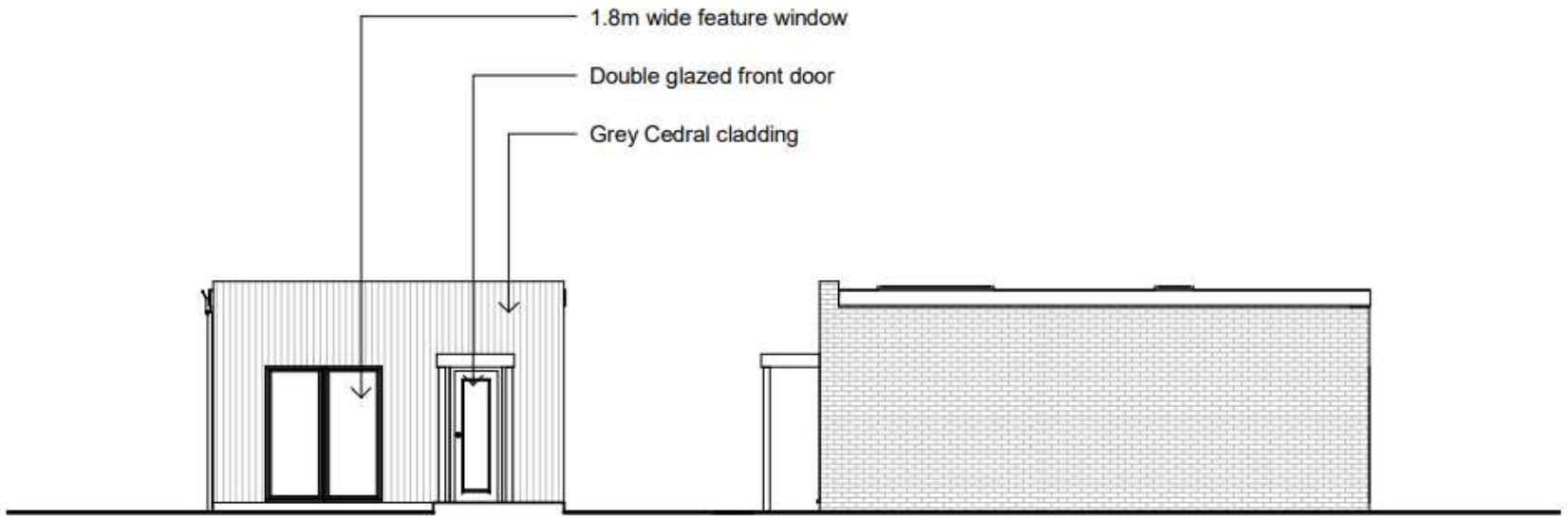
# Proposed Elevations




Front Elevation

Side Elevation



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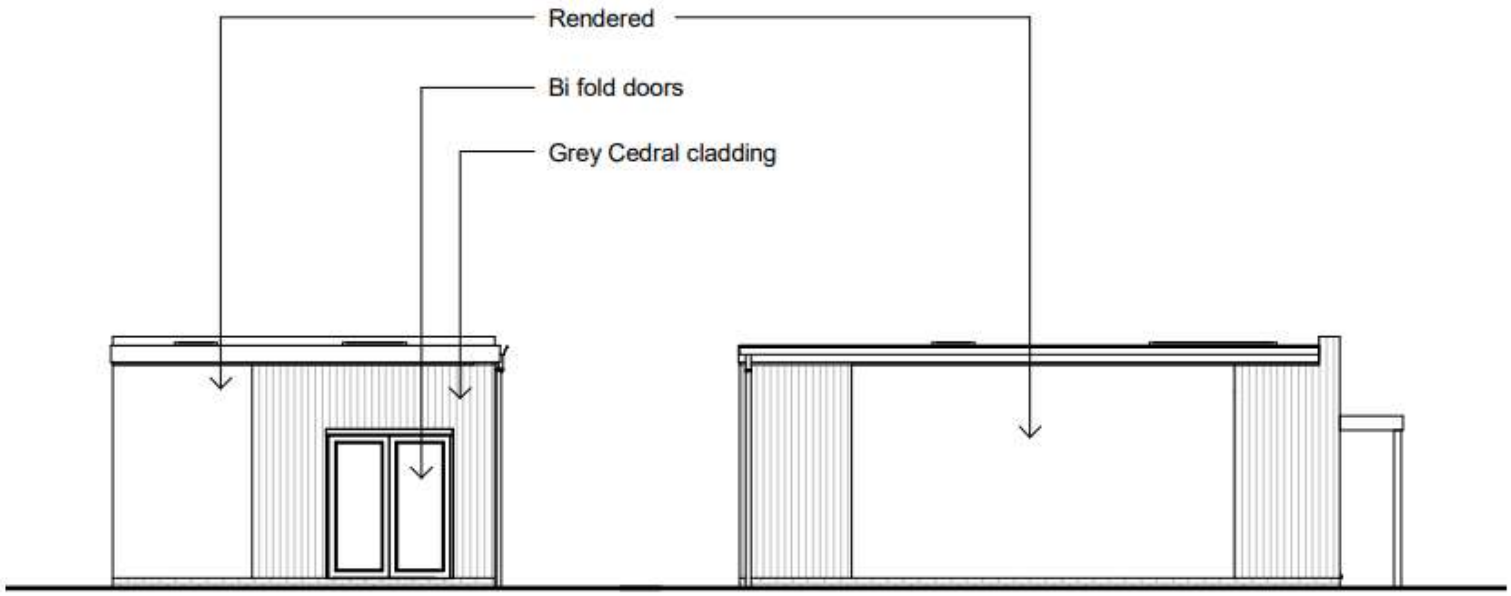
# Proposed Elevations




Rear Elevation

Side Elevation



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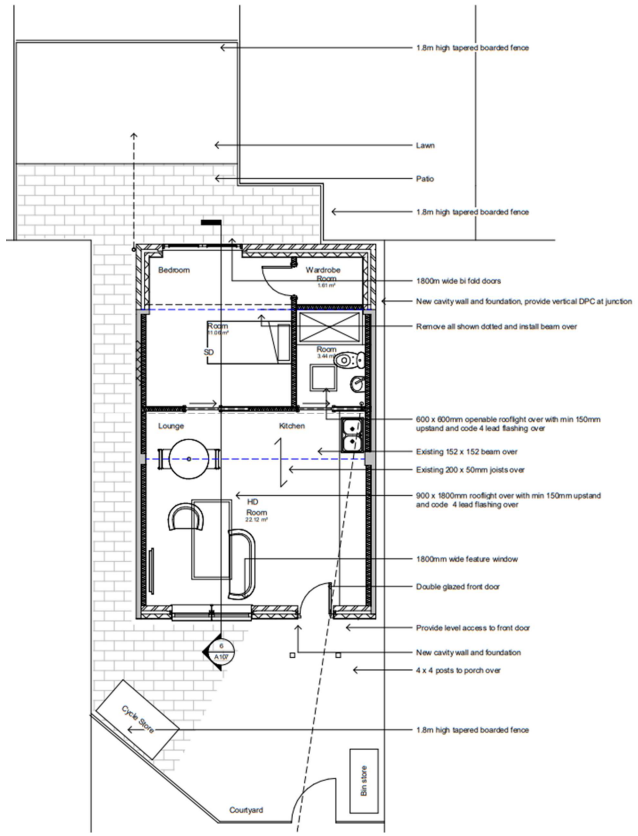
# Proposed Site Plan






ID

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# Key Considerations in the Application

- Principle of the development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Sustainable transport



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# Conclusion and Planning Balance

- The proposal is considered to be acceptable in principle. Residential use is established in the area, and there are similar ‘back-land’ developments to the south on Boundary Road.
- The existing garage is already effectively set in its own plot and so the proposal would not set a precedent for back-land development on St Leonards Road.
- No objection is raised to the proposed design.
- No significant harm to neighbouring amenity is anticipated. Potential mutual overlooking would be obstructed by the proposed 1.8m timber fence.
- The removal of the existing vehicular access route would remove a source of noise disturbance for the St Leonards Road neighbours.
- The proposed dwelling complies with the Nationally Described Space Standards and is considered to provide an acceptable standard of accommodation.
- No concerns are held regarding transport impact.
- Approval is therefore recommended, subject to conditions.



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