

## Planning Report January 2022

**Application Reference** – 21/05419/Ful

**Address of Proposal** - Southview, High Street, Freshford, Bath, Bath And North East Somerset, BA2 7WE

**Proposal** - Erection of single-storey rear infill extension.

**Type of Application** - Full Application

**Planning Constraints** - Agric Land Class 3b,4,5, Conservation Area, Contaminated Land, Housing Development Boundary, MOD Safeguarded Areas, Neighbourhood Plan, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

### **Key Points –**

- The proposal is for a small infill extension which will result in a small amount of additional volume. The additional volume is justified by the fact that the 'original building' consisted of an outbuilding that occupied most of the rear garden. Once taken into account the overall increase in volume according to the application is only 15.3%
- The proposed extension is at the rear of the property and would have low visibility.
- The application has received 3 comments of support from neighbours and no objections.

### **Comments –**

- The proposal appears to be a well-considered and practical solution to make a more coherent family home, through only a minor addition.

### **Recommendation –**

- Support