

### Existing Site

The property is a C3 Dwelling House, it is a two storey end of terrace house containing 4 bedrooms. Permission has previously been granted under Permitted Development for the addition of a rear dormer extension (application number 2011/2495/P).

The current property has been extended at the rear under Permitted Development and is in a bad condition as it has been used for maximum profit rather than as a home. The location of the kitchen and the dining room is not ideal as it means that food has to be carried through the house and up a short staircase. There is currently only 1 bathroom which detracts from the space in bedroom 03 on the first floor.

Along the rear of the terrace houses there are a number of single storey rear extensions. Some of the more substantial developments completely cover the private outdoor amenity space enjoyed by the house. These extensions are however, not visible due to the height of the rear wall, a higher wire fence and vegetation that divide the rear gardens from the school.



FIG.3 The outdoor amenity space of 96 Kingsgate Road.