

Summary:

This report demonstrates that the proposal will not have a visual impact on the neighbouring properties and or upon the character of the property. Both flats at 81m² and 52m² respectively are acceptable in size and conversion allows the owner to downsize by remaining in familiar surrounding instead of having to move as well as creating an additional dwelling. The careful use of conversion/ construction method will comply with the council's guidance to ensure that the proposal takes into account current legislation and good practice guidance and complies with all relevant legislation.

There will be a separate electricity meter provided and the property is subject to central heating and hot water system covered by a service charge and there is no meter at the dwelling. Currently there are no bins provide for refuse and the residents take out refuse on friday morning and leave it on the street to be collected. There is a recycling box which is kept in the porch and that gets collected on tuesdays. This will not change.