

The ground floor extension projects only 3 metres and would ordinarily fall within permitted development. It requires a householder application solely because the accompanying ground floor shower room, necessary to meet the occupant's accessible needs, this element takes the scheme outside the relevant PD limits.

The ground floor extension exceeds the 45-degree line by approximately 600mm only, representing a marginal and not significant departure from the guideline.

The shower room has been deliberately positioned on the side of the plot furthest from the boundary in question, specifically to minimise any impact arising from the 45-degree assessment.

An existing 1.8 metre close-boarded fence sits along this boundary and, for the most part, screens the proposed extension from view.

The shower room element itself sits approximately 2 metres from the boundary, and given this separation, together with the boundary fence, no material impact on outlook, light, or sense of overbearing is anticipated.