

**Parish:** SUDBURY

**Location:** 1 Queens Terrace, Newton Road

**Proposal:** Erection of a single-storey rear extension (existing outbuilding to be demolished).

**Applicant:** Mr & Mrs A. Gartland

**Case Officer:** Alex Scott

**Date for Determination:** 16.07.09

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The application is reported to Development Committee as the applicant is a Babergh member of staff. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and normally.

#### **THE SITE**

1. The property is a two storey end terrace dwelling, located along the southern side of Newton Road, Sudbury. The site is completely within the Built Up Area Boundary of Sudbury.

#### **THE PROPOSAL**

2. The application seeks planning permission for a single-storey rear extension to the host dwellinghouse, with a mono-pitched roof. The would part replace an existing single-storey rear element of the host building.
3. The proposed extension would project a maximum of 8.5 metres from the rear wall of the existing property, an increase of 4.5 metres to what is existing. The proposal would have an overall width of 3.5 metres, an increase of 0.3 metres to what is existing. The height of the proposal's eaves would be 2.4 metres above ground level. The roof of the extension would face into the application site and would have a maximum height of 3.3 metres (0.3 metres higher than existing). The extension would sit on the boundary with the eastern, detached, property (Penrose, Newton Road).
4. The proposed materials and colours to be used in the construction of the proposal will match those existing on the host building.

#### **RELEVANT HISTORY**

5. 1999 – Planning permission granted for the erection of a two storey side/rear extension (ref: B/99/01446/FHA).

#### **NATIONAL GUIDANCE**

6. **PPS 1** (Delivering Sustainable Development)

#### **PLANNING POLICIES**

7. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and saved policies in the Babergh Local Plan (Alteration No.2) adopted 2006. The following policies are relevant to this proposal:

### **East of England Plan, 2008**

- **SS1** (Achieving Sustainable Development)
- **ENV7** (Quality in the Built Environment)

### **Babergh Local Plan**

- **CN01** (Design Standards)
- **HS33** (Extensions to Existing Dwellings)

**The relevant documents can be viewed via the internet. For further details please see Page 4.**

### **CONSULTATIONS**

8. TC – Recommend approval of the application.

### **REPRESENTATIONS**

9. One letter of objection has been received from one neighbour, their comments are summarised as follows:
  - Proposal would cause loss of light to property and amenity space;
  - Proposal would cause dominance due to its proximity to the neighbouring dwellinghouse.

### **PLANNING CONSIDERATIONS**

10. The principle of a residential extension on this site is acceptable subject to an assessment of all material planning considerations. Key issues in the determination of this application are:
  - Layout and Design
  - Impact on neighbouring amenities (loss of light, dominance and overlooking)

#### **Layout and Design**

11. The proposal would be of a similar design to the existing building which it would replace. The proposal would adequately blend with the scale, form and design of the host building and that of surrounding developments.
12. The proposal consists of fenestration details which reflect and respect the design of the host building and that of the surrounding area.
13. The proposed materials will match those existing on the host building.

#### **Impact on Neighbouring Amenities**

14. The proposed development would be constructed on the eastern boundary of the application site, adjacent to Penrose, Newton Road. The increase in height on the boundary, to what exists, would be 0.3 metres. This would not cause a significant detrimental increase in dominance and loss of light to the neighbouring kitchen window.

The rearmost part of the extension would extend beyond the rear building line of the detached neighbour by approximately 1.5 metres. Whilst it is acknowledged that there may be loss of light to the neighbouring property in the late afternoon/evening, it is your officers opinion that this loss of light will not be significant, as the property is south facing. Furthermore, it is not considered that the wall facing the objector's property will cause demonstrable harm by its height, given the relatively short length of projection (approximately 1.5 metres) beyond the neighbour's property. The concerns of the objector are noted, but it is not considered that the impact of the extension would have an overbearing impact, or result in significant loss of light to this property.

15. The proposal's fenestration layout is such that, it would not cause significant overlooking of any neighbouring private amenity space.

#### **REASONS FOR APPROVAL**

16. The proposal, for a single-storey rear extension to an existing dwelling, is in accordance with the provisions of policies CN01, and HS33 of the Babergh Local Plan Alteration No.2 (2006). In particular, the proposal blends with the scale, form, design and materials of the host building, respects its setting, and would have no adverse impact on the existing built environment character of the locality. Furthermore, owing to its sitting, scale and fenestration layout, the proposal would not significantly reduce the amenities enjoyed by occupants of neighbouring properties, would not result in the loss of any significant trees, and is acceptable in terms of highway safety and convenience.

#### **RECOMMENDATION**

That planning permission be granted.