

**Parish:** GLEMSFORD

**Location:** 11 and 12 Harpurs Road

**Proposal:** Erection of single storey rear extensions (existing external stores to be demolished) and new vehicular access and parking area (for No. 11)

**Applicant:** Babergh District Council

**Case Officer:** Christine Thurlow

**Date for Determination:** 22/04/10

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**This application is being reported to Committee as the application has been submitted by the District Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly.**

### **THE SITE**

1. Nos. 11 and 12 Harpurs Road comprise a pair of semi-detached bungalows located on the western side of an estate road serving this small group of dwellings. To the north and east lie two storey dwellings also with access onto Harpurs Road; further to the west lie gardens of residential properties which front onto Hunts Hill. Nos. 11 and 12 are modest single storey dwellings set back from Harpurs Road by a small front garden. No. 12 has an existing vehicular access and parking area; it is proposed to provide a new vehicular access to a parking area for No. 11 as part of this planning application.
2. Nos. 11 and 12 lie within the built up area boundary of the village. There are no other planning constraints affecting these properties.

### **THE PROPOSAL**

3. The proposal relates to the provision of a single storey pitched roof extension to the rear of both properties measuring 3.4 metres by 4 metres with a ground to eaves height of 2.3 metres and a ground to ridge height of 4.2 metres. The proposed single storey extensions will provide a new kitchen to both properties allowing a remodelling of the internal floor layout of these one bedroomed units so as to provide a second bedroom in each property. Existing single storey extensions to both bungalows would be demolished as part of this proposal.
4. The proposal also makes provision for a vehicular access to No. 11 leading to an on-site parking space.
5. The application is accompanied by a Design and Access statement which can be read in full via arrangement with the Case Officer.

### **RELEVANT HISTORY**

6. 1965 – planning permission granted for the erection of dwellings, carports, bungalows and garages, construction of access and provision of tree planting scheme (S/65/740/M).

### **NATIONAL GUIDANCE**

7. **PPS1** (Delivery Sustainable Development)

## **PLANNING POLICIES**

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

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

- ENV7 - (Quality in the Built Environment)

### **Babergh Local Plan (Alteration No. 2) 2006**

- HS33 – (Extensions to existing dwellings)
- CN01 – (Design standards)

**The relevant documents can be viewed via the internet. Please see page 4 for details.**

## **CONSULTATIONS**

9. PC – views awaited.

## **REPRESENTATIONS**

10. None received.

## **PLANNING CONSIDERATIONS**

### **Principle of development**

11. The proposal is for the erection of two single storey extensions to two dwellings located within the Glemsford built-up area boundary. The principle of the development is acceptable subject to compliance with relevant planning policies.

### **Impact on the character of the area and design considerations**

12. The proposed extensions would be located to the rear of both bungalows and although the extension to No. 12 would be visible across a small piece of public open space within the estate, it would have a neutral impact on the character of the area. The proposed extension to No. 12 would screen the proposed extension to No. 11 from the same vantage point. There is no objection to the demolition of the existing extensions and their replacement in the manner proposed. The proposed extensions are of appropriate scale and design and the proposed materials will match those of the existing bungalows and will thereby complement the appearance of both bungalows.
13. The garden size to No. 12 is larger than No. 11 and is located to the south west of the rear elevation of the dwelling. Notwithstanding the amount of space to the immediate rear of these bungalows the proposed single storey extensions are regarded as acceptable and would not compromise the amenities of either No. 11 and No. 12 Harpurs Road.

### **Impact on residential amenity**

14. Saved policy HS33 requires new housing developments to maintain a reasonable standard of residential amenity. The proposed rear extensions are single storey with a pitched roof. No 12 contains no windows in the west elevation to avoid overlooking to the properties fronting Hunts Hill. No. 11 contains a westward facing window to the kitchen. However, no detriment to the amenities of the adjoining properties would be caused.
15. It is necessary to insert new windows to the side elevations of the bungalows connected with the formation of the second bedroom to both dwellings. However, the insertion of these windows will not cause any overlooking or adverse impact on residential amenity.

### **Impact on road safety**

16. Given that the proposed vehicular access to No. 11 is very similar to the existing access and parking arrangements to No. 12 and as the new access would connect onto an existing estate road (leading to a cul de sac) there is no adverse impact on road safety. Indeed the very small scale nature of the proposal is such that it does not require reference to the Local Highway Authority.

### **REASONS FOR APPROVAL**

17. The proposed development is considered to be in accordance with the East of England Adopted Development Plan Policy ENV7 Quality in the Built Environment in addition to saved policies HS33 and CN01 of the Babergh Local Plan (Alteration No. 2) relating to extensions and their design by reason of the scheme constituting a development that is acceptable in terms of impact on residential amenity, design, impact on highway safety and impact upon the character of the area.

### **RECOMMENDATION**

That planning permission be granted subject to the following conditions:-

- Standard time limit
- Materials to match those of the existing bungalows
- No new windows in west elevation of proposed extension to No. 12