

Parish: CAPEL ST MARY

Location: 1 Old Rectory Walk, Capel St Mary

Proposal: Erection of single-storey extensions to north and south elevations, erection of single-storey porch extension.

Applicant: Mr L Johnson

Case Officer: Lucy Mondon

Date for Determination: 09/06/09

1. This application was presented to the Development Committee for determination on 8th April 2009. However, during the course of discussion of the application, it became clear that the application was not valid as the plan showing the elevation from the east had not been submitted. Members therefore deferred recommendation of the application to allow submissions of the required plan and agreed in the interim to carry out a Site Inspection so as to assess the impact of the development on the street scene and the impact on neighbours amenity. This Site Inspection took place on the 15th April 2009 (following receipt of the required plan).
2. This matter is referred to the Development Committee as the applicant is a Member of the Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly.

THE SITE

3. 1 Old Rectory Walk is one of a row of detached bungalows. The bungalows are located along a small lane that branches off Thorney Road. The property occupies a corner plot and is visible from both the northern and southern approach along Thorney Road. Additional access is gained to the site via Catesbray.

THE PROPOSAL

4. The application seeks planning permission for three single-storey extensions, to the front, side and rear of the property. The front extension would measure approximately 1.6 metres by 5.4 metres and provide additional kitchen space. The side extension would measure approximately 1.6 metres by 1.4 metres and result in the enlargement of an existing porch. The rear extension would measure approximately 6.5 metres by 5.4 metres and provide two additional bedrooms. The rear extension is approximately 3 metres deeper than that previously proposed in December 2008. This is the only difference between the two proposals, although a plan showing the elevation from the east has now been received.

RELEVANT HISTORY

5. In December 2008 a planning application was submitted to extend the property but this was subsequently withdrawn (B/08/01918/FHA).

NATIONAL GUIDANCE

6. **PPS1** (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 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)

Babergh Local Plan (Alteration No.2) 2006

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

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

CONSULTATIONS

8. PC – Recommend refusal for following reasons:
- Proposal is contrary to policies HS02, HS28, and HS30
 - Proposal adversely impacts upon characteristics of the site and its surroundings, and residential amenity.

The Parish Council raised no objection to the previous proposal.

REPRESENTATIONS

9. Two letters of objection. A brief summary of the objections raised is as follows:
- South facing extension protrudes in front of all 6 bungalows
 - The boundary between 2 Old Rectory Walk and 3 Old Rectory Walk belongs to 3 Old Rectory Walk.
 - Two windows to east elevation facing 3 Old Rectory Walk.
 - The rear extension would reduce sunlight and daylight to 3 Old Rectory Walk.
 - The rear extension represents over development and is out of character with the size of the existing property.

PLANNING CONSIDERATIONS

10. Policy CN01 of the Babergh Local Plan Alteration No. 2 (2006) states that development proposals must pay particular attention to the scale, form and nature of adjacent development and the environment surrounding the site.
11. In addition to this, Policy HS33 of the Babergh Local Plan Alteration No. 2 (2006) states that planning permission will be granted to extend a dwelling if the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings and does not reduce the level of amenity enjoyed by occupants of neighbouring property.
12. The properties along Old Rectory Walk are single-storey and uniform in design. However, as a corner plot, 1 Old Rectory Walk is also closely associated with the two-storey properties alongside Thorney Road which are somewhat mixed in terms of size and design.

13. The proposal incorporates additions to the property that are visible in the street scene. However, these extensions remain subservient to the host dwelling and utilise matching materials and appropriate fenestration. Therefore, the proposal is acceptable in terms of visual amenity.
14. Both the porch extension and south facing extension face onto the road. The porch extension is small in scale and does not have a significant impact upon the appearance of the property within the street scene. Although the southern extension does protrude beyond the building line of the remaining bungalows (by approximately 1.5 metres), the extension respects the existing character of the bungalow in terms of its form, scale, design and materials. As such, the extension does not appear incongruous within the street scene. In addition, no windows are proposed that would overlook 3 Old Rectory Walk and the extension would not dominate neighbouring property in terms of loss of light or visual intrusion.
15. With regards to the north facing extension, the extension extends 6.5 metres from the rear wall of the property. This is a reasonably large extension. However, it is important to note that the extension is single-storey and remains subservient to the host bungalow in this respect.
16. Before considering the extension in terms of its impact upon neighbouring amenity, it is important to recognise the Permitted Development Rights for the property. A rear extension to the property could be constructed without planning permission if, inter alia, it did not extend beyond the rear wall of the original dwelling by more than 4 metres or exceed 4 metres in height. As the extension is within 2 metres from the boundary line, permission would be required if the height of the eaves of the extension exceeds 3 metres. As stated above, the extension extends beyond the rear wall of the dwelling by 6.5 metres. In addition to this, the overall height of the extension is proposed to be 3 metres, with the height of the eaves being 2.5 metres. Therefore, planning permission is required for the extension only in terms of it extending beyond the rear wall of the dwelling 2.5 metres more than allowed under Permitted Development.
17. In terms of its impact upon neighbouring amenity, the following issues have been taken into consideration:
 - Overlooking
 - Dominance
 - Loss of light
18. With regards to possible overlooking, one window is proposed to the western elevation that faces No. 3 Old Rectory Walk. This window is at ground floor level only and, should a fence or wall be constructed, this window would be entirely obscured. As such, the extension is not considered to adversely impact upon neighbouring amenity in terms of overlooking.
19. As stated above, the extension is single-storey and, although it extends 6.5 metres along the boundary between No's 1 Old Rectory Walk and 3 Old Rectory Walk, it would not dominate the neighbouring property to any significant extent. Due to the height of the extension, a minimal amount of daylight would be restricted to 3 Old Rectory Walk and it is not considered that any windows serving habitable rooms would be significantly affected.
20. The gardens of Old Rectory Walk are north facing. This orientation ensures that the gardens do not get direct sunlight during the day. As such, it is concluded that the extension would not obstruct sunlight to 3 Old Rectory Walk.
21. In view of the above, no obvious conflict has been identified with the provisions of adopted planning policies or the amenities of the locality.

REASONS FOR APPROVAL

22. The proposal is considered to be in accordance with Policies CN01 and HS33 of the Babergh Local Plan Alteration No.2 (2006) by virtue of its scale, design and relationship to the existing dwelling. The proposal is not considered to materially harm the character or appearance of the area or reduce the level of amenity enjoyed by neighbouring occupants.

RECOMMENDATION

- (1) Grant planning permission subject to the following conditions:
- Matching materials