

Parish: SUDBURY**Location: 1 Queens Terrace, Newton Road****Proposal: Erection of a single-storey rear extension (existing outbuilding to be demolished)****Applicant: Mr and Mrs A Gartland****Case Officer: Alex Scott****Date for Determination: 16 July 2009**

The application is reported to Development Committee as the applicant is a Babergh member of staff. The application was deferred from the Committee schedule of the 1 July 2009 for a site visit, at the request of the local Member. A panel of Members visited the site on 8 July 2009, to assess the impact of the development on the neighbouring property. 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 proposal 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 proposal 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 a minimum of 2.4 metres above ground level, where it adjoins the host building, and a maximum of 3 metres above ground level at its maximum projection. The roof of the extension would face into the application site and would have a minimum height of 3.3 metres above ground level (0.3 metres higher than existing), where it adjoins the host building, and a maximum height of approximately 3.85 metres above ground level at its maximum projection. The variation of the proposal's maximum and minimum heights is due to the downward slope of site levels towards the rear of the proposal site. 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 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. Please see Page 4 for details.

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.

10. A representation has been made by the local member (Nigel Bennett), who's comments are summarised as follows:

- The principle of a single storey extension to the existing dwellinghouse is acceptable, however the following issues should be considered:
- Due to the downward slope of site levels towards the rear of the proposal site the height of the development would be higher at the far end than where it would adjoin the host building.
- The proposal's design puts its highest point on the site boundary with the neighbouring property and so maximises the loss of light to a main room in the neighbouring property.
- The proposal's design increases the potential for the proposal to be overbearing on the neighbours.
- A change in design, moving the roof ridge away from the boundary would minimise the proposal's impact upon neighbouring amenity.

PLANNING CONSIDERATIONS

11. 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

12. 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.
13. The proposal consists of fenestration details which reflect and respect the design of the host building and that of the surrounding area.
14. The proposed materials will match those existing on the host building.

Impact on Neighbouring Amenities

15. 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 and, due to the change in site levels to the rear of the property, would have a maximum height of approximately 3.85 metres above ground level. 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 would not be significantly detrimental, as the property is south facing. Furthermore, it is not considered that the wall facing the objector's property would cause demonstrable harm by its height, given the relatively short length of projection (approximately 1.5 metres) beyond the neighbour's building line. The concerns of the objector are noted, but it is not considered that the impact of the extension would have a significantly overbearing impact, or result in significant loss of natural light amenity to this property to warrant refusal of the application. Your officers' decision therefore, is for a presumption in favour of development.
16. The proposal's fenestration layout is such that, it would not cause significant overlooking of any neighbouring private amenity space.

REASONS FOR APPROVAL

17. The proposal, for a single-storey rear extension to an existing dwelling, is in accordance with the provisions of saved 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.