

Item No: 6

Reference: B/09/00322/FHA

Parish: SUDBURY

Location: 29 Priory Road

Proposal: Erection of a single-storey rear extension; and insertion of 1 no. window in existing south-west side elevation at second-storey level.

Applicant: Mr M. Heard

Case Officer: Alex Scott

Date for Determination: 20.05.09

The application is reported to Development Committee as one of the occupants is related to a 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 detached dwelling, located along Priory Road, and within the Built Up Area Boundary of Sudbury.

THE PROPOSAL

2. The application seeks planning permission for a single-storey rear extension to the property. The extension would extend a maximum of 4.3 metres from the rear wall of the existing property and would have a width of 4.9 metres. The height of the proposal would be 2.2 metres to the eaves and 4.3 metres to the ridge. The proposal would sit 1.2 metres from the site boundary with the south-western neighbour (27 Priory Road).
3. The proposed materials to be used in the construction of the proposal would match those existing on the host building.

RELEVANT HISTORY

4. 2000 – Planning permission granted for the erection of a single garage extension (existing garage to be removed) (B/00/00798/FHA).
5. 1952 – Planning permission granted for the erection of the dwelling and garage (S/861/1)

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)

This report only includes policy references. For further details please see Page 4.

CONSULTATIONS

8. PC – Recommend approval of the application.

REPRESENTATIONS

9. No representations have been received.

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, and
 - Impact on neighbouring amenities

Layout and Design

11. The proposal would blend with the scale, form and design of the host building and would respect the character of the area.
12. The proposed window and door details 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 adjacent to the south-west boundary of the proposal site. Site levels effectively increase the height of the extension in relation to neighbouring site levels. Due to the single-storey scale of the proposal however and its relationship to the boundary, it would not result in a dominant feature, and would not harm neighbouring amenity.
15. The proposal, due to its siting, north-east of the aforementioned neighbour, would not result in overshadowing or loss of light to the detriment of neighbouring amenity.
16. A window is proposed on second storey level in the south-west side elevation to the dwelling. This window is however to be fitted with obscure glass and openable to only 10 centimetres (except in an emergency). As such these features and its intended siting will not cause adverse overlooking of the neighbouring private amenity space. The other window and also openings that form part of the proposal will not overlook private neighbouring 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 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 siting, scale and fenestration design, the proposal would not reduce the amenities enjoyed by occupants of neighbouring properties, nor would it result in the loss of any significant trees, and the proposal is acceptable in terms of highway safety and convenience.

RECOMMENDATION

That planning permission be granted.