

Parish: GREAT CORNARD

Location: 49 Broom Street. Great Cornard, Sudbury, CO10 0JS

Proposal: Single storey rear extension

Applicant: Mr M Newman

Case Officer: Elizabeth Truscott

Date for Determination: 17.01.2010

This application is being reported to Committee as the applicant is a Member of Babergh District Council. 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 detached two storey dwelling, located within a residential area of Great Cornard. To the side and rear of the dwelling there is an attached single garage with a shallow single pitched roof. The property is adjacent to 51 Broom Street, a single storey detached dwelling and 47 Broom Street, a two storey detached dwelling, and to the rear are dwellings on Recreation Walk.

THE PROPOSAL

2. The proposed is for rear extension which is designed to extend to the rear in line with the existing garage/store. The extension would measure 7.7 metres wide and 4.2 metres deep. It would have a shallow lean to roof with two roof lights. It is proposed that the materials for the extension will be brick and concrete tiles to match those of the existing dwelling.

RELEVANT HISTORY

3. B/08/00245 – erection of a rear conservatory – (Committee decision)
4. B/77/00058 – rear extension and erection of garage – (Delegated decision)
5. B/75/00415 – erection of a porch – (Delegated decision)

NATIONAL GUIDANCE

6. **PPS1:** (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

- **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

8. Town Council: Recommend approval

REPRESENTATIONS

9. None received

PLANNING CONSIDERATIONS

Principle of development

10. The proposal is for the erection of an extension to a dwelling located within the Great Cornard built up area. The principle of the development is acceptable subject to compliance with relevant planning policies.

Impact on residential amenity

11. Saved policy HS33 requires new housing developments to maintain a reasonable standard of residential amenity. The proposed rear extension is single storey, with a shallow pitched roof and no side windows. The development is not considered detrimental to the amenity of the neighbouring properties; no. 51 Broom Street has previously been extended to the rear and the existing garage is located between this property and the proposed extension. The extension is located 2 metres from the boundary with 47 Broom Street, and there is a substantial hedge and fence between the two properties.

Impact on the character of the area

12. The rear extension would not be visible from public views and would have a neutral impact on the character of the area. It is of an appropriate scale and design, and as the proposed materials will match those of the existing house the extension will blend in with the existing dwelling.

REASON FOR DECISION

13. 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, by reason of this scheme constituting a development that is acceptable in terms of neighbour amenity and character of the area.

RECOMMENDATION

Grant planning permission subject to the following conditions:

- Standard Time limit
- Materials to match those of the existing dwelling