
Parish:	HADLEIGH	
Location:	12 Jordayn Rise	
Proposal:	Erection of single storey rear and first floor front extensions and new front porch	
Applicant:	Mr David Johnson	
Case Officer:	Elizabeth Truscott	Date for Determination: 5 August 2009

This application is being reported to Committee as the applicant is the spouse of an employee of Babergh District Council. The file has been reviewed by the Council's Monitoring Officer who is satisfied that the application has been considered properly and normally.

THE SITE

1. 12 Jordayn Rise, Hadleigh is a two storey, detached dwelling located on a modern estate to the east of the town centre. The site is a corner plot, with 13 Jordayn Rise adjacent to the side, and 11 Jordayn Rise to the rear.

THE PROPOSAL

2. The proposed development involves the erection of a single storey rear and first floor front extension and a new front porch. The rear extension would measure 3.5 metres in depth, and 3.5 metres high, with a lean to roof and velux windows. The first floor front extension would be above an existing integral garage, and measures 2.1 metres in depth with a maximum height of 4 metres. A small porch extension measuring 1.5 metres by 0.8 metres is also part of the application.

RELEVANT HISTORY

3. No related history

NATIONAL GUIDANCE

4. **PPS 1** (Delivering Sustainable Development)

PLANNING POLICIES

5. 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

6. TC - Recommend approval.
7. Natural England: no objection.
8. Suffolk Wildlife trust: no objection.

REPRESENTATIONS

9. None received.

PLANNING CONSIDERATIONS

Principle of development

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

Impact on residential amenity

11. Policy HS33 requires new housing developments to maintain a reasonable standard of residential amenity. The proposed rear extension is single storey with no windows facing the adjacent property, as such it is not considered to be detrimental to the amenity of the occupiers of the neighbouring property. The front extension would face onto the highway and have no impact on neighbouring properties.

Impact on the character of the area

12. The proposed rear extension is a relatively small structure and only part of the roof would be visible to public views. It has been designed to be subservient to the existing dwelling and is of a satisfactory design. A number of houses within the estate have had similar front extensions and therefore the proposed development will blend in with the character of the area.

REASON FOR DECISION

13. The proposed development is considered to be in accordance with Adopted Development Plan Policy of ENV7 of the East of England Plan 2008, 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 design, scale and relationship to adjoining development.

RECOMMENDATION

Grant planning permission.