

Parish: ELMSETT

Location: Acorn Cottage, Ipswich Road

Proposal: Erection of a two-storey rear and side extension

Applicant: Mr T. Leigh

Case Officer: Alex Scott

Date for Determination: 30.04.09

The application is reported to Development Committee following a request from the Local Member. The application was deferred from the last meeting on 6 May 2009 to enable a panel of Members to visit the site. In particular, the visit was arranged to assess the parking provision on the site.

THE SITE

1. The property is a two storey detached dwelling. The site is located to the southern end of Ipswich Road, Elmsett, just outside of the Built Up Area Boundary. Potash Farm bounds the property to the north and east and a public footpath runs along the southern side boundary of the site. A pair of detached two-storey dwellings are located to the south of the property, across the aforementioned footpath.
2. The host dwellinghouse has previously been extended and altered to the front and side.

THE PROPOSAL

3. The application seeks planning permission for a two-storey extension to the rear and side of the property. The extension would extend 2.25 metres from the existing rear wall of the property, at an overall width of 7 metres, which would align with the existing two-storey rear element of the property. The extension would have a pitched roof at second-storey level and a maximum height of 6 metres. The side element of the proposal would be built above an existing single-storey side extension, increasing its ridge height by 1.1 metres, to an overall height of 6.6 metres. The side element of the proposal would extend no further to the side than the building's existing dimensions.
4. The proposed materials to be used in the construction of the proposal will match those existing on the host building.

RELEVANT HISTORY

5. 1979 – Planning permission granted for a single storey side extension and attached double garage to the property (B/79/00386/FUL).

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)
- **CR01** (Landscape Quality and Character of the Countryside)
- **HS33** (Extensions to Existing Dwellings)

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

CONSULTATIONS

8. PC – Recommend refusal of the application as it does not address adequate on-site parking provision to cater properly for the building's needs.
9. The Local Highways Authority have no objections to the proposal with regards to its impacts upon Public Rights of Way.

REPRESENTATIONS

10. One letter of objection has been received from one neighbour, their comments are summarised as follows:
 - Proposal would overlook private neighbouring amenity space;
 - Proposal would increase the amount of noise generated by occupants of the property.

PLANNING CONSIDERATIONS

11. The building is currently used to house four young people, requiring twenty four hour supervision. The building's current use is regarded as a dwellinghouse under Class C3 of the Town and Country Planning (Use Classes) Order 2005.
12. 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
 - Impact upon the landscape quality and character of the countryside
 - Other Issues

Layout and Design

13. The proposal would increase the size of the existing two-storey dwelling in terms of cubic content, but its dimensions in terms of height, width and depth would not exceed those maximum dimensions already exhibited by the host building. The proposed rear element of the extension would mirror the existing two storey rear element in terms of size, scale and design. The proposed side element of the extension would blend with the host building, being adequately subservient in size, scale and design.
14. The proposal consists of fenestration details which reflect and respect the design of the host building and that of the surrounding area.
15. The proposed materials will match those existing on the host building.

Impact on Neighbouring Amenities

16. The proposed development would be constructed adjacent to the southern boundary of the proposal site. The neighbouring property to this side is situated across the bounding public footpath, at a distance of approximately 8 metres. Due to the proposal's intended sitting in relation to this property, it would not result in a dominant feature, to the detriment of neighbouring amenity.
17. The proposal, due to its sitting, north of the aforementioned neighbour, would not result in overshadowing or loss of light to the detriment of neighbouring amenity.
18. The fenestration layout of the proposal is such that, due to the position of boundary treatments, neighbouring buildings, neighbouring fenestration layouts and the proposal's distance from neighbouring property, the proposal would not cause adverse overlooking of adjacent neighbouring private amenity space.
19. The proposal would not increase the number of occupants of the host property. The proposal would not therefore result in an increase of noise levels emanating from the property.

Impact upon the landscape quality and character of the countryside

20. The proposal would be of a scale, design and would be constructed of materials that are compatible with its surroundings. The proposal would have due regard to the landscape characteristics of the locality.

Other Issues

21. The issue of parking on the site was raised by the Parish Council. The Parish Council have expressed concern about the number of cars currently parked on and around the site and the number of visitors to the site, which is claimed has resulted in reduced highway safety and convenience in the vicinity of the site. Whilst further investigation is required into whether the number of visitors to the site amounts to a material change of use, the proposal in question (erection of an extension) would not lead to an increase in the number of residents or vehicles. The parking requirements for the proposal site would therefore remain unchanged. The parking issues on and around site should therefore be treated as a separate issue and should not influence Member's consideration of the current application.

REASONS FOR APPROVAL

22. The proposal, for a two-storey extension to an existing dwelling, is in accordance with the provisions of policies CN01, CR01 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 landscape quality and character of the surrounding countryside. Furthermore, owing to its sitting, scale and fenestration layout, the proposal would not 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

- (1) That planning permission be granted.