

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

1 OCTOBER 2014

DEV14/134

**Report of the Head of Planning and Regulatory
Services**

PLANNING APPLICATION DC/14/1355/HH – 5 HOLLY WALK, BECK ROW

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Britta Heidecke (Case Officer)
Tel: 01638 719456

Committee Report DC/14/1355/HH

Date 24 July 2014 **Expiry Date:** 18 September 2014
Registered:

Case Britta Heidecke **Recommendation:** Approve with conditions
Officer:

Parish: Beck Row **Ward:** Eriswell and the Rows

Proposal: Householder Planning Application – 2 no. single storey extensions to rear of property

Site: 5 Holly Walk Beck Row Bury St. Edmunds IP28 8UB

Applicant: Mr Steven Inman

Background:

This application is referred to the Development Control Committee because the applicant's wife is a Revenue Officer with Forest Heath District Council.

The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for two single-storey rear extensions: (1) to replace an existing conservatory with a garden room projecting 2.5m beyond the rear wall of the host dwelling and 3.2m in width, under a shallow dual pitched roof measuring 2.5m to the eaves and 3.5m to the ridge. (2) An infill extension projecting 2.2m beyond the rear wall of the attached converted garage to line up with the rear elevation of the main house. The garage roof would be extended to the rear and the height would increase by 0.6m from 5m to 5.6m. The external materials of both extensions are proposed to match those of the host dwelling.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Site Location Plan
 - Block Plan existing and proposed: 148/02/C
 - Drawing No's: 148/03, 148/04/D

Site Details:

3. 5 Holly Walk is a detached two-storey house with an attached converted garage to the side (north). The properties within this residential cul-de-sac are of a very similar scale and design with moderate rear gardens. There is a gap between No. 5 and the adjacent property, No.4 Holly Walk, to the north of approx. 1m. There are no windows in the neighbours' side elevation facing the application site. Boundary treatments consist of a 1.83 metre high close-boarded timber fence.
4. Beyond the south boundary and slightly set back from the front is the garage of No.6 Holly Walk.

Planning History:

5. There are no applications relevant for the determination of this application.

Consultations:

6. None applicable for this application.

Representations:

7. Parish Council: Support
8. Ward Member: No comments received.

Policy: The following policies of the Forest Heath Development Plan have been taken into account in the consideration of this application:

9. Forest Heath Core Strategy (2010):
 - Policy CS5 Design Quality and Local Distinctiveness
10. Forest Heath Local Plan (1995)
 - Saved Policy 4.32: Extensions to dwellings

Other Planning Policy:

11. National Planning Policy Framework (2012):
 - Core Principles
 - Section 7: Requiring Good Design

Officer Comment:

12. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Neighbour amenity
 - Design

13. The policies above generally allow extensions to dwellings providing they are in keeping with the character, size and design of the dwelling, do not result in overdevelopment, do not seriously affect the amenities of neighbouring properties and retain a satisfactory relationship with the locality.
14. The proposed extensions are of a moderate size located to the rear of the property to provide a garden room and enlarged kitchen and office. They appear to be a reasonable addition that is appropriate in scale and form to the host dwelling. In terms of appearance, the extensions are considered acceptable, they are subservient and will be constructed of materials to match the host dwelling. The proposal would not result in significant loss of amenity space.
15. The garden room would replace an existing conservatory, which has been constructed under permitted development rights, appears to fall within Class A of Part 1, Schedule 2 of the General Permitted Development Order (1995) (as amended) and therefore has deemed consent.
16. The small extension proposed to project 2.8m beyond the rear wall of the converted garage would involve the raising of the garage roof from 5m to 5.6m to extend the rear roof plane in line with the rear elevation of the main house. This will have a very limited impact on the street scene and appearance of Holly Walk in general. For this reason, it is not considered that the proposal adversely affects the pattern of development in the area or setting of the locality. The neighbouring property to the north lies approx. 1m away and has no windows in the side elevation facing the proposed development. The proposal is therefore not considered to have any detrimental impact on the neighbour amenity.

Conclusion:

17. Overall, the development is not considered to have any detrimental impact on the location, the character and appearance of dwelling or cause loss of neighbour amenity. Taking all relevant matters into account, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

18. It is recommended that planning permission be **APPROVED** subject to the following conditions:
 1. Time limit
 2. Compliance with plans
 3. Materials to match

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<http://planning.stedmundsbury.gov.uk/online-applications/simpleSearchResults.do;jsessionid=96A8924F9402390390D8E4B50E7215DC?action=firstPage>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

Case Officer: Britta Heidecke

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