

# Forest Heath District Council

**DEVELOPMENT  
CONTROL  
COMMITTEE**

**1 OCTOBER 2014**

**DEV14/140**

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

**PLANNING APPLICATION DC/14/1126/HH - MANOR HOUSE, MANOR  
FARM ROAD, WEST 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**

Case Officer: Charlotte Ballard  
Tel. No. 01284 757394

# Committee Report DC/14/1126/HH

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**Date:** 8<sup>th</sup> July 2014      **Expiry Date:** 2nd September 2014  
**Registered:**

**Case:** Charlotte      **Recommendation:** Approve  
**Officer:** Ballard  
**Parish:** Mildenhall      **Ward:** Eriswell and the Rows

**Proposal:** Erection of a two-storey side extension

**Site:** Manor House , Manor Farm Road, West Row

**Applicant:** Mr Loveridge

## **Background:**

**This application is referred to the Development Control Committee at the request of the Delegation Panel.**

## **Proposal:**

1. This application proposes the erection of a two storey extension to the western side of the dwelling. At present this space is filled with a single storey element containing a study and w.c and this would be replaced with the proposed extension which would have a width of 5.9 metres. The addition would be clad with vertical cedar boarding with a curved zinc roof and provide a dining room and storage space on the ground floor and master bedroom at first floor level. In addition, a balcony is proposed on the existing elevation to be accessed via the new bedroom.

## **Application Supporting Material:**

2. Information submitted with the application as follows:
  - Application form
  - Existing and proposed plans
  - Design and Access Statement

## **Site Details:**

3. Manor House is a former farmhouse which has been divided into two separate dwellings, although it still appears as a single unit. The two storey Victorian building is constructed of cream bricks and flint with a slate roof and sits within a spacious plot. Manor Farm is situated at the end of Manor Farm Road and borders agricultural fields on the north and west sides.

## **Planning History:**

4. None relevant.

## **Consultations:**

5. Parish Council – Support.

Rights of Way Officer – No objections.

## **Representations:**

6. Neighbour response: A letter of representation has been received from the neighbouring property making the following summarised comments:

- The application does not accurately reflect the adjacency of the neighbouring property or fenestration.
- At present a first floor hallway window provides views of open countryside to the west and the extension would significantly impact on that view, as well as having a detrimental impact on light from this window.
- The extension proposed is of an inappropriate scale given the proximity to this first floor window.
- The nature, scale, massing and form of the proposed extension is out of character with the period property.
- Timber cladding is not appropriate within historic setting of The Manor House.
- Barrel vaulted roof is inconsistent with existing roof forms on the property.
- The extension projects beyond the principle elevation and will detract from the symmetry of the façade.

In addition, an email from a local estate agent has been submitted indicating that the extension may have an impact on the saleability of the neighbouring property.

## **Policy:**

7. Forest Heath Local Plan (1995):

- Policies 4.32: Extensions to dwellings

8. Forest Heath Core Strategy (2010):

- Policy CS3: Landscape Character and the Historic Environment
- Policy CS5: Design Quality and Local Distinctiveness

## **Other Planning Policy:**

9. Guidance contained within the National Planning Policy Framework (NPPF) has also been taken into account in the consideration of this application.

10. Draft Joint Development Management Policies have been considered in the determination of this application but at present carry limited weight.

## **Officer Comment:**

11. The issues to be considered in the determination of the application are:
  - Principle of Development
  - Visual Amenity
  - Residential Amenity
12. The principle of extending residential dwellings is generally considered acceptable providing the proposal is appropriate in appearance and has no adverse impact on residential amenity. In this case, the dwelling is positioned within a plot of 1.5 acres and has adequate space to expand, as such, the proposal will not contribute to over-development. The extension is considered proportionate in size and scale to the existing dwelling and is therefore, acceptable in principle.
13. Whilst the dwelling is not listed or located within a Conservation Area, its appearance contributes positively to the area. The extension has been designed in a contemporary style, rather than creating a pastiche of the existing. Whilst this is significantly different to the host property, it does not necessarily mean it is unacceptable. The National Planning Policy Framework states that decisions should not attempt to impose architectural styles and should not stifle innovation, originality or initiative. In this case, the style proposed is considered acceptable. Good quality materials are proposed and the addition will be clearly visible as a later addition to the dwelling. Although the extension is two storey, its height is lower than the eaves of the original dwelling allowing it to appear subservient. The dwelling is located at the end of Manor Farm Road where views of the extension will be limited by virtue of its set back nature and a large tree.
14. Whilst comments regarding the impact of the development on the symmetry of the building are noted, the extension is set back from the frontage by 5.7 metres which provides a subordinate appearance and does not detract from the building frontage. This position will ensure that the addition respects the host dwelling and does not appear prominent in the street scene.
15. In terms of impacts on residential amenity, the extension is located on the opposite side to the attached dwelling. A first floor window serving a hallway in the adjacent dwelling (Manor Farm) currently overlooks the application site, and this will be partially obscured as a result of this application. However, this window serves a hallway as opposed to a habitable room and as such, loss of light to this area is not considered significant. Loss of a view is not a material planning consideration and as the view currently overlooks the neighbouring garden, this can not be used as a reason to refuse permission. Other than this window, the extension will not be visible from any other residential properties or gardens and as such, is not considered to result in a loss of residential amenity. Concerns over damage to adjoining property should be addressed under the party wall act.

## **Conclusion:**

16. It is considered that this proposal utilises good quality materials in a subserviently sized and located extension. This will have minimal impact on the character and appearance of the area and will allow the host property to retain its dominance. Consequently, the proposal accords with policies 4.32, CS3 and CS5 and meets the objectives of the National Planning Policy Framework which seeks to deliver high quality design.

## **Recommendation:**

17. It is recommended that planning permission be **APPROVED** with the following conditions:

1. Time limit
2. Samples of materials to be submitted and approved
3. Construction hours to be limited
4. In accordance with approved plans

### 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

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