

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

2 DECEMBER 2015

DEV/FH/15/049

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/15/2022/HH – 8 WEST DRIVE, MILDENHALL

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: Matthew Gee
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Committee Report

Date Registered: 16/10/2015 **Expiry Date:** 11/12/2015
Case Officer: Matthew Gee **Recommendation:** Approve with conditions
Parish: Mildenhall **Ward:** Market

Proposal: Householder Planning Application - (i) Alteration and extension to roof allowing for provision of solar tiles (ii) Installation of chimney for wood burning fire

Site: 8 West Drive, Mildenhall

Applicant: Mr Tim McGhee

Background:

This application is referred to the Development Control Committee because the application has been submitted by a staff member.

Proposal:

1. Planning permission is sought for the following;
 - i. The provision of a hipped roof over the garage which will increase the height of the roof from 3.2m to 4.9m in order to accommodate the relocation of a bathroom and provision of solar panels on the south elevation.
 - ii. Installation of chimney protruding 0.8m from the rear roof slope.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Location plan
 - Block plan
 - Existing floorplans
 - Existing elevations
 - Proposed floorplans
 - Proposed elevations

Site Details:

3. The site lies within the settlement boundary of Mildenhall and comprises of a detached bungalow with attached flat roof garage to the south. The area is characterised by single storey dwellings of similar design and size.

Planning History:

4. F/2009/0040/FUL - Retention of existing rooflights in north and south elevations and insertion of two additional rooflights in south elevation. – Approved with conditions
5. F/2012/0196/HOU - Demolition of existing breakfast room and erection of single storey rear extension – Approved with conditions

Consultations:

6. No consultations required

Representations:

7. Parish Council: Support the application

Policy:

The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy (2010) have been taken into account in the consideration of this application:

8. Joint Development Management Policies Document:
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Creating Places – Development Principles and Local Distinctiveness
 - Policy DM24: Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage
9. Forest Heath Core Strategy (2010):
 - Policy CS5: Design and Local Distinctiveness

Other Planning Policy:

10. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

Officer Comment:

11. Policies DM2 and DM24 of the Joint Development Management Policies document and Policy CS5 of the Core Strategy seek to ensure that all proposed alterations to dwellings respect the character, design, and scale of the existing dwelling.
12. The proposed new roof above the garage has been designed to match the pitch, height and design of the existing dwelling, whilst also proposing the use of matching materials. These details ensure that the proposed alterations to the roof respect the character, design and scale of the existing dwelling and comply with the provisions of the policies mentioned above. The area has a distinct residential character and appearance and the modest proposals also respect the character, scale and massing of the

surrounding development.

13. Policy DM24 also seeks to ensure that proposals do not adversely affect the amenities of nearby residents. The proposal will result in the loss of 2 roof lights along the southern elevation, therefore decreasing the number of glazed openings on this elevation. This will ensure no additional overlooking of neighbouring properties. The proposal includes the provision of a roof light to the rear of the dwelling, however the distances and orientation between the neighbouring properties are considered sufficient as to not cause any overlooking or loss of privacy.

14. It is recognised that the proposed alterations may result in a slight loss of light to the side window of no.6 West Drive, however as a result of careful consideration this loss of light will not be of a significant level which could justify refusal of the application. The proposed roof will slope away from the neighbouring dwelling and is no higher than the existing roof. As such it is considered that the proposal will not adversely affect the amenities of any surrounding resident. No representations have been received from neighbours and the Parish Council support the application.

Conclusion:

15. In conclusion, 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:

16. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time Limit
2. Materials to match
3. Compliance with plans

Documents:

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NVSHUGPDKR A00>