



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/16/10**

# **Development Control Committee**

## **7 January 2016**

### **House Holder Application DC/15/2426/HH** **Hill Holme, The Street, Little Whelnetham**

**Date:** 30 November      **Expiry Date:** 25 January 2015  
**Registered:** 2015

**Case Officer:** Aaron Sands      **Recommendation:** Grant Permission

**Parish:** Great and Little Whelnetham      **Ward:** Horringer and Whelnetham

**Proposal:** Householder Planning Application – Single storey rear extension and associated alterations

**Site:** Hill Holme, The Street, Little Whelnetham, IP30 0DA

**Applicant:** Mr & Mrs Frederick

**Synopsis:**

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

**Recommendation:**

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

CONTACT CASE OFFICER:

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**Background:**

**This application is referred to the Committee because the applicant is a member of the Borough Council's staff.**

**Proposal:**

1. Planning permission is sought for the erection of a single storey rear extension that measures 4.8 metres in depth and 4.6 metres in width. It measures 4.3 metres to the ridge and 3 metres to the eaves.
2. The proposal also includes the alteration of the roof above the existing rear extension that will measure 4.5 metres in overall height to the ridge and 3 metres to the eaves.

**Application Supporting Material:**

3. Information submitted with the application as follows:
  - Application Form
  - Existing Floor Plans and Elevations (Drawing no. 001)
  - Proposed Floor Plans and Elevations (Drawing no. 002)

**Site Details:**

4. The site comprises a single storey dwelling located within the countryside and set back from the road with a village green to the front. An area of parking is located to the front with an integrated garage to one side. The dwelling is situated within a comfortably sized plot and is surrounded by others of a similar scale, though in a range of forms and materials.

**Planning History:**

5. E/79/3500 – Modernisation and extension. Granted 06/12/1979

**Consultations:**

6. Not Applicable

**Representations:**

7. Parish Council: No representation received
8. No other representations received

**Policy:** The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

9. Joint Development Management Policies Document:

- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
- Policy DM24 (Alteration and Extension to Dwellings, including Self Contained Annexes and Development within the Curtilage)

10. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

**Other Planning Policy:**

11. National Planning Policy Framework (2012)

**Officer Comment:**

12. The issues to be considered in the determination of the application are:

- Principle of Development
- Design and Form
- Impact on Neighbours

Principle of Development

13. Alteration and Extension to dwellings falls within the remit of policies DM2 and DM24, that recognise that many people wish to perform such extensions to their properties and seeks to guide development in its design. Such development should be respectful of the character of the host dwelling and conserve and enhance the surrounding area. They should be mindful of neighbouring properties in order to ensure no adverse effects arise to the residential amenity of neighbouring dwellings and areas.

Design and Form

14. The proposal is a modest extension located to the rear of the property. It is proposed in matching materials that will retain the character of the host dwelling and is screened from the public domain by both the bulk of the property in conjunction with the topography of the land that sits higher than the roadside. It is considered that the modest overall size is subservient to the host dwelling and the use of matching materials respects the character of the host dwelling. The proposal is therefore considered to be of a design, form and scale as to be compliant with the relevant policies and paragraphs of the NPPF.

Impact on Neighbours

15. The application site is bordered by a pair of neighbours to either side with other properties located a substantial distance from the development. To the east, Conker Trees is located at a sufficient distance from the proposal as to suffer no material impact to the residential amenity of this property.

16. While Karacel, the property to the west, shares a boundary with part of the proposed works the dwelling on this property is located along the

boundary away from the application site. The distance, combined with the direction of the roof slope, the modest scale of the proposal, and the boundary fencing are considered to sufficiently protect the amenity of the off site property.

**Conclusion:**

17. 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:**

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. 01A – 3 year time limit
2. 14FP – To be built in accordance with approved plans
3. 04I – Materials to match existing dwelling

**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=NYMCINPDLQS00>

Case Officer: Aaron Sands

Date: 18 December 2015.