



*St Edmundsbury*  
BOROUGH COUNCIL

## Development Control Committee 7 April 2016

### Householder Planning Application DC/15/2590/HH 4 Drury Cottages, Bury Road, Brockley, Bury St Edmunds

**Date:** 23 December      **Expiry Date:** 17 February 2016 – EOT  
**Registered:** 2015      6 April 2016

**Case Officer:** Kerri Cooper      **Recommendation:** Refuse

**Parish:** Brockley      **Ward:** Cavendish

**Proposal:** Householder Planning Application - First floor side and rear extension together with single storey front extension (resubmission of DC/15/2017/HH)

**Site:** 4 Drury Cottages, Bury Road, Brockley, Bury St Edmunds, IP29 4AJ

**Applicant:** Mr Lee

#### **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 was initially referred to Delegation Panel as Officers are recommending refusal and the Parish Council support the proposed development. In addition, the application has been called in by the Local Ward Member, Councillor Stevens.**

**It was decided at Delegation Panel, at the request of the Local Ward Member, Councillor Stevens that the application be seen before the Development Control Committee.**

**Proposal:**

1. Planning permission is sought for the erection of first floor side and rear extension to create bathroom, en-suite and master bedroom and enlarge existing bedroom. In addition, planning permission is sought for the erection of a single storey front extension to create porch/hall.
2. The proposed first floor side extension measures 2.4metres in width and 8.7metres in depth. The proposed first floor rear extension measures 6.7metres in width, 3.65metres in depth and 7.2metres in height to the ridge. The proposed single storey front extension measures 2metres in width, 1.7metres in depth and 3.4metres in height to the ridge.
3. This application is a resubmission of application DC/15/2017/HH. This proposal has been amended since the previous submission to reduce the ridge height by 0.2metres, which in turn has led to a shallower roof pitch.

**Application Supporting Material:**

4. Information submitted with the application as follows:
  - Drawing nos. 15/122-01 and 02 Rev A received 23<sup>rd</sup> December 2015.

**Site Details:**

5. The application site comprises a two storey, semi detached dwelling situated within countryside near Brockley. The host dwelling is set back from the main road in a substantial sized plot. No. 4 benefits from being extended at single storey level to the side and rear.

**Planning History:**

6. DC/13/0579/HPA - Householder Prior Approval - Single storey rear extension which extends beyond the rear wall of the original house by 3.6 metres with a maximum height of 4 metres & a height of 2.5 metres to the eaves. – Approved 28<sup>th</sup> November 2011.
7. DC/15/2017/HH - Householder Planning Application - First floor side and rear extension together with single storey front extension – Refused 2<sup>nd</sup> December 2015.

**Consultations:**

8. N/A

**Representations:**

9. Parish Council: Support this application.

10. Neighbours: No neighbour representations have been received.

**Policy:** The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy December 2010 and Rural Vision 2031 have been taken into account in the consideration of this application:

11. Joint Development Management Policies Document:

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Creating Places)
- Policy DM24 (Alterations and Extensions to Dwellings)

12. St Edmundsbury Core Strategy December 2010:

- Policy CS3 (Design and Local Distinctiveness as supported by SPD Development Design and Impact)

13. Rural Vision 2031:

- Policy RV1 (Presumption in Favour of Sustainable Development)

**Other Planning Policy:**

14. National Planning Policy Framework (2012)

**Officer Comment:**

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

- Principle of Development
- Design and Form
- Impact on Neighbouring Amenity

16. Policy DM24 states that new extensions shall respect the scale, character and design of the existing dwelling and the character and appearance of the immediate and surrounding area. It should not result in over-development of the plot of the dwellings' curtilage.

17. In addition, extensions in the countryside will be required to demonstrate that they are subordinate in scale and proportions to the original dwelling. Furthermore, they should incorporate designs of a scale, massing, height and materials compatible with the locality and should not adversely affect residential amenity of neighbouring dwellings.

18. In this case, the dwelling is positioned within a curtilage which is able to accommodate a degree of expansion without over-development occurring.

19. The proposed front extension is of modest scale and single storey nature. The proposed first floor side and rear extension is to be located above the existing single storey side extension and existing single storey rear extension. They have been designed as such to include a matching eaves height to the host dwelling, with the ridge height sitting below the existing so as to appear subservient. The proposed first floor side extension has been set back from the front elevation. There will be minimal impact to the existing street scene, given the property's set back nature and the varied design and forms of the surrounding properties. Both extensions incorporate materials as to match the host dwelling. Therefore, it is considered that the proposed extensions of an appropriate design, scale and form as to respect the character of the dwelling and the wider area.
20. Policy CS3 of the Core Strategy and Policy DM24 of Joint Development Management Policies Document states that proposals will be permitted for new development provided they do not affect adversely residential amenity. A window is incorporated at first floor level to the side elevation facing no. 5; if the proposal was to be considered acceptable this could be conditioned as obscure glazed. The attached neighbouring property, no. 3 is of the same, design form and scale as no. 4. The existing boundary treatment comprises a two metre close boarded fence. The existing single storey rear extension runs along the boundary of no. 4 and no. 3. and measures 2.5 metres in height to the eaves and 3.8 metres in height to the ridge. This was dealt with as a Prior Approval Application. The proposed first floor rear extension will result in an increase in 1.2 metres in height to the eaves line and 3.3 metres in height to the ridge. There are no windows proposed at first floor level to the side elevation facing no. 3. The case officer had advised the agent in the previous application to amend the scheme to set the first floor rear extension in from the boundary between no. 3 and no. 4 by a minimum of 1.8 metres, however the applicant wished for the application to be determined without amendment.
21. Whilst the current application has been amended, the reduction in overall height by 0.2 metres does not materially alter the originally submitted scheme and the likely detrimental impacts arising. In order to fully assess the impact of the proposal the 45 degree test was applied to the plans and the proposal failed to comply. On this basis, having regard to this relationship it is considered that the extension would significantly reduce daylight to both the bedroom window and lounge of No. 3, and would furthermore appear as a dominant and overbearing structure to the detriment of residential amenity.

**Conclusion:**

22. Therefore, the proposed development is contrary to Policy DM24 of the Joint Development Management Policies Document 2015 and Policy CS3 of the St Edmundsbury Core Strategy December 2010.

**Recommendation:**

It is **RECOMMENDED** that planning permission be **Refused** for the following reason:

1. Policy CS3 of the Core Strategy and Policy DM24 of Joint Development Management Policies Document states that proposals will be permitted for new development provided they do not adversely affect residential amenity. The proposed first floor rear extension is considered to harm the amenities of the neighbouring dwelling, No. 3 Drury Cottages, having regard to its proximity to this property together with its overall depth and height. The proposal would reduce daylight to the windows on the rear elevation of No. 3 and would appear as a dominant feature, having an overbearing impact on and reducing the enjoyment of this adjacent property. The proposal is therefore considered contrary to Policy DM24 of Joint Development Management Policies Document and Policy CS3 of the St Edmundsbury Core Strategy (2010) and its supporting Supplementary Planning Document Development Design & Impact (2011) in terms of safeguarding residential amenity.

**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=NZT9G5PD00S00>

Case Officer: Kerri Cooper

Date: 15 March 2016