

DEV/SE/16/50



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

7 July 2016

Planning Application DC/16/0694/HH

27 Horsecroft Road, Bury St Edmunds

Date	5 May 2016	Expiry Date:	30 June 2016
Registered:			Extension of time agreed
Case Officer:	Britta Heidecke	Recommendation:	Permission with conditions
Parish:	Bury St Edmunds Town	Ward:	Westgate
Proposal:	Householder Planning Application - Single storey rear extension (following demolition of existing conservatory)		
Site:	27 Horsecroft Road, Bury St Edmunds		
Applicant:	Mr & Mrs Willem and Sara Nissink and Noonan		

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:

Email: Britta Heidecke

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Background:

This application is referred to the Development Control Committee because the applicant is an employee of the Council.

Bury St. Edmunds Town Council has no objection to the proposal and it is recommended for approval.

Proposal:

1. Planning permission is sought for a single storey rear extension to achieve a garden room, following demolition of an existing conservatory.
2. The application has been amended since submission to omit a dormer window on the side roof slope and roof lights in the rear roof slope.

Application Supporting Material:

3. Information submitted with the application as follows:
 - existing and proposed plans

Site Details:

4. No 27 Horsecroft Road is a semi-detached two-storey house with a shallow hipped roof and rendered exterior walls. The dwelling sits on a slope, significantly above the road level. There are shrubs and lawn to the front and a drive way running along the side of the dwelling. The adjacent property No. 25 is a bungalow and sits approx. 1m lower than the application site due to the gradient of Horsecroft Road. The property benefits from a large rear garden and a single garage.

Planning History:

5. None relevant for the determination of this application.

Consultations:

6. No consultations had to be undertaken.

Representations:

7. Town Council: no objection.
8. Two neighbour representations regarding the originally proposed dormer have been received. No.4 opposite the application site and No. 25 Horsecroft Road adjacent raised concerns about overlooking and loss of privacy and the potential visual impact on the streetscene.

Policy: The following policies of the St Edmundsbury Core Strategy December 2010 and Joint Development Management Policies Document 2015 have been taken into account in the consideration of this application:

9. St Edmundsbury Core Strategy December 2010
 - Policy CS3 – Design and Local Distinctiveness
10. Joint Development Management Policies Document 2015
 - Policy DM1 Presumption in Favour of Sustainable Development
 - Policy DM24 Alterations and Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage

Other Planning Policy:

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

Officer Comment:

12. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design
 - Neighbour amenity
13. Policy DM24 states that extensions and alterations 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 dwelling curtilage or adversely affect the residential amenity of neighbouring dwellings.
14. The application proposes a single storey rear extension 6.23m beyond the rear wall of the original dwelling, 3.86m to the eaves of the flat roof, with a central lantern element and roof lights to the existing kitchen. Due to the gradient on the site the floor will be raised to the level of the kitchen and living room.
15. The proposed extension is subservient in scale to the host dwelling and the exterior of the walls will be rendered to match the existing. The property benefits from a large rear garden which can comfortably accommodate the proposed development without overdevelopment occurring. Due to its location and modest scale the proposal is not considered to have any impact on the amenities afforded by occupants of properties in the vicinity or on the character and appearance of the locality.
16. Officers initially had concerns about the appearance of the dormer window, which was originally proposed on the hip of the roof. Due to the shallow slope of the roof and the raised position of the dwelling a dormer window would be very prominent within the streetscene and tower above the adjacent bungalow. The originally proposed loft conversion and associated alterations including the dormer and rear rooflights have subsequently been omitted from the application. With such amendments

made there are no reasons to withhold the grant of planning permission.

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. Time limit
2. Materials as specified
3. Accordance 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=O53WW3PDGD M00>

Case Officer: Britta Heidecke

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