



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/49

Development Control Committee

7 July 2016

Planning Application DC/16/0640/HH

9 Glebe Close, Ingham

Date	29 March 2016	Expiry Date:	17 June 2016
Registered:			Extension of time agreed
Case Officer:	Ed Fosker	Recommendation:	Grant permission with conditions
Parish:	Ingham	Ward:	Risby

Proposal: Householder Planning Application - (i) Two storey side extension (following demolition of existing rear extension and porch) and (ii) detached double garage (following demolition of existing garage).

Site: 9 Glebe Close, Ingham, IP31 1NL

Applicant: Mr Trudgett

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: Ed Fosker

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Background:

This application is referred to the Development Control Committee following consideration at the Delegation Panel. It was referred to Delegation Panel at the request of the Ward Member, Councillor Susan Glossop.

Ingham Parish Council have objected to the proposal, which is recommended for approval.

Proposal:

1. Planning permission is sought for the erection of a two storey side extension, 4.9m in width, 7.6m in depth with a height of 6.5m at the ridge sloping to 4.6m at the eaves (following demolition of existing rear extension and porch). Permission is also sought for a detached double garage, 6m in width, 6m in depth with a height of 4.06m at the ridge sloping to 2.4m at the eaves (following demolition of existing garage).

Application Supporting Material:

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

Site Details:

3. The site comprises of a two storey semi detached dwelling within the housing settlement boundary of Ingham. The property has an existing single storey side porch extension, a modest detached garage to the eastern side and a very large side garden, 40m in width and 20m in depth surrounded by high conifer hedging.

Planning History:

DC/15/1588/FUL: Planning Application - New dwelling, access and garage. Refused: 02.10.2015.

DC/15/0753/FUL: Planning Application - Proposed new 3 no. bedroom bungalow. Refused: 05.06.2015.

DC/14/2247/FUL: Planning Application - 2no. detached bungalows including ancillary works (following demolition of sheds and garage). Withdrawn: 05.02.2015.

Consultations:

5. No consultations had to be undertaken.

Representations:

6. Ingham Parish Council: *Object, the applicant originally submitted an application for a separate bungalow on this site which was refused. This proposal looks like a house attached to the side of the existing one. It will be an overdevelopment of the site and out of character with the pattern of residential development in the area. Construction traffic and any additional residents would only exacerbate parking and turning difficulties at the end of this close and lead to a road safety risk. Why, when a house is unoccupied is an extension deemed a requirement?*

Neighbours:

7. Occupiers of 10 Glebe Close & 8 Culford Road raise concerns with regard to:
 - Excessive vehicles during any construction
 - Loss of privacy
 - New garage position will impede cutting of hedge

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:

8. St Edmundsbury Core Strategy December 2010
 - Policy CS3 – Design and Local Distinctiveness
9. 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:

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

Officer Comment:

11. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design
 - Neighbour amenity

Principle of Development

12. The agent has reduced the width of the two storey side extension by 1.6m, to provide a better relationship with the existing property.
13. The proposed two storey side extension to the dwelling, whilst relatively large in size is of simple design, appropriate in form and

is considered respectful to the character of the host building. The resulting alterations will ensure that the building and detached garage remains of an acceptable scale for the plot so as not to form an incongruous addition or otherwise constitute over-development of the plot.

Impact on the character of the area

14. Policy CS3 of the Core Strategy, as supported by Supplementary Planning Documents – Development Design and Impact requires development to recognise and address the key features and local distinctiveness of the area and incorporate designs of a scale, density and massing compatible with the locality.
15. The proposed two storey side extension whilst relatively large is set back front elevation of the original dwelling and located in the side garden which is extremely large. The double garage would be screen from the existing street scene due to its location within the garden. The side extension and detached double garage are considered to be of an appropriate size, scale, character and appearance and would sit comfortably with the existing property. Therefore it is not considered that there would be any adverse impact on the character of the area.

Impact on Neighbours

16. The two storey side extension is located a sufficient distance away from properties to the north (rear) with the bedroom window leading to no more overlooking over and above that which already exists in the surrounding area from first floor rear windows. The property to the south eastern side is separated by a considerable distance and a detached garage. It is not considered an unneighbourly addition and would not adversely impact on residential amenity currently enjoyed by the occupiers of the neighbouring properties.

Other Issues

17.
 - Each application must be judged on its own merits.
 - The proposed double garage are additional off street parking area will arguably reduce any on street parking.
 - Additional traffic during construction is not a material planning consideration.
 - The proposed double garage has been orientated with the roof sloping back to front so that the lowest point is adjacent the rear boundary, which is already well screened by the hedging.

Conclusion:

18. In **conclusion**, Policy CS3 provides that development should incorporate designs of a scale, density, massing, height and materials compatible with the locality. The proposed extension to the dwelling and detached garage are relatively modest in nature taking into account the size of the site and

in proportion to the original property. The development proposed is considered to be in accordance with policy CS3 and Policy DM24.

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=O4JM9ZPDG8W00>

Case Officer: Ed Fosker

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