

# Forest Heath District Council

**DEVELOPMENT  
CONTROL COMMITTEE**

**7 SEPTEMBER 2016**

**DEV/FH/16/025**

**Report of the Head of Planning and Growth**

**PLANNING APPLICATION DC/16/1274/HH - LOWLANDS LODGE, 70 HOLMSEY  
GREEN, BECK ROW**

## **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

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# Committee Report

**Date Registered:** 04/07/2016

**Expiry Date:** 29/08/2016

**Extension of time:** 09/09/2016

**Case Officer:** Matthew Gee

**Recommendation:** Approve

**Parish:** Beck Row

**Ward:** Eriswell and the Rows

**Proposal:** Householder Planning Application DC/16/1274/HH – (i) Retention of car port to side elevation (ii) Retention of Alterations to side extension roof

**Site:** Lowlands Lodge, 70 Holmsey Green, Beck Row

**Applicant:** Mr Michael Almond

## **Background:**

**This application is referred to the Development Control Committee because the applicant is a relation of an Officer of Forest Heath District Council Staff**

## **Proposal:**

1. Planning permission is sought for the retention of:
  - i. A car port to the side elevation measuring 4.45m in length, 7.59m in depth, and 2.4m in height along the western boundary increasing to 3.15m in height where it meets the dwelling.
  - ii. Alterations to the flat roofed side extension originally measuring 2.4m in height, creating a pitched roof measuring 3.1m to the eaves and 3.95m in height.

## **Application Supporting Material:**

2. Information submitted with the application as follows:
  - Elevations
  - Site location plan

## **Site Details:**

3. The site is situated within the settlement boundary for Beck Row, and comprises of a detached one and half storey dwelling with single storey side extension. The site fronts the highway to the north, and is bounded by dwellings to the east and west. The site is partially screened to the front by trees and shrubbery.

**Planning History:**

4. F/85/248 - Erection of demountable building for use as children nursery for public use – Approved with conditions
5. DC/13/0283/OUT - Erection of 2 no. dwellings – Approved with conditions

**Consultations:**

6. Highway Authority: No objection

**Representations:**

7. Parish Council: No response received.
8. No letters of representation received.

**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:

9. 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
10. Forest Heath Core Strategy (2010):
  - Policy CS5 - Design quality and local distinctiveness

**Other Planning Policy:**

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

**Officer Comment:**

12. Policies DM2, DM24 and CS5 all seek to ensure that proposals respect the character, appearance and scale of the existing dwelling and the character and appearance of the immediate and surrounding area. The materials used in the construction of the car port and in the alterations to the roof, are considered sympathetic to those used in the existing exterior of the dwelling as well as those used in the wider area. The car port and roof alterations are of a relatively simple, but non-traditional design (there are no other examples in the immediate area). In addition, whilst the alterations to the roof have increased the eaves height beyond that of the existing dwelling, the roofline is lower than the host dwelling. It is therefore considered that the alterations to the roof and the side car port do not result in any adverse impact on the character or scale of the

existing dwelling. The site is an area with a wide and varied character both in the immediate street scene and the surrounding area and it is not considered that the completed works have a harmful impact.

13. Policy DM24 seeks to ensure that proposals do not result in the overdevelopment of the dwelling curtilage. It is considered that curtilage of the dwelling is of a sufficient size that the modest sized car port does not result in the overdevelopment of the site.
14. Policy DM24 also seeks to ensure that alterations/extensions to dwellings do not result in any adverse impact on the residential amenities of neighbouring residents. The amended roofline of the side extension is considered to be a sufficient distance from neighbouring dwellings that the alterations do not result in any adverse impact in terms of loss of light. In addition, the screening along the western boundary, the low height of the car port, sloped roof and distance to neighbouring windows are sufficient to not result in any adverse impact on the light levels afforded to neighbouring residents. The alterations do not result in any overlooking, and are not overbearing to neighbouring residents. As such the proposal does not result in any adverse impact on the residential amenities of neighbouring residents.

**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**.  
(NB: no conditions are necessary as this is a retrospective application)

**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=O8THLLPD05M00>