

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

4 JANUARY 2017

DEV/FH/17/003

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/16/2444/HH – 2 WELLS COURT, MILDENHALL

Synopsis:

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

CONTACT OFFICER

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Committee Report

Date	04.11.2016	Expiry Date:	30.12.2016 (extension of time until 05.01.2017)
Registered:			
Case Officer:	Jonny Rankin	Recommendation:	Approve
Parish:	Mildenhall	Ward:	Great Heath

Proposal: Planning Application DC/16/2444/HH - (i) Two storey front extension and, (ii) side extension to existing detached garage to form workshop/home office

Site: 2 Wells Court, Mildenhall

Applicant: Mr Stuart & Mrs Helen Hardinge

Background:

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

Proposal:

1. Planning permission is sought for a two storey front extension and side extension to existing detached garage to form workshop/home office.
2. The two storey front extension subsumes an existing single storey porch and has a footprint of 4.6m x 2.1m, a height to the eaves of 4.7m and 6.5m to the ridge line of the pitched roof. The garage extension has a footprint of 3.3m x 5.4m with a height to the eaves of 2.4m and 4.4m to the ridge line of the pitched roof.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Application form
 - Location plan
 - Photographs and photomontages
 - 3d render
 - Existing block plan
 - Existing floor plan and elevations
 - Proposed block plan
 - Proposed block plan (including parking)
 - Proposed floor plans and elevations
 - Proposed garage elevations

Site Details:

4. The application site is a two storey dwelling fronting Fincham Road and accessed via Wells Court situated within the Housing Settlement Boundary. There is shared garaging provision and access to no.1 Wells Court to the front elevation of the property.

Planning History:

Reference	Proposal	Status	Decision Date
F/90/396	Two storey rear extension as completed by plans received 03/09/1990	Approve with Conditions	13.09.1990
F/85/151	23 houses, bungalows and associated works	Approve with Conditions	26.04.1985
F/84/456	O/A Residential Development	Approve with Conditions	15.10.1984
F/93/521	Single storey extension.	Approve with Conditions	30.11.1993

Consultations:

5. None received.

Representations:

6. Mildenhall Parish Council: supports the application.
7. Neighbour: 1no. neighbouring property made comments in support of the application.

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:

8. 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
9. Forest Heath Core Strategy (2010)
 - Policy CS5 – Design Quality and Local Distinctiveness

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 and Form
- Impact on neighbouring amenity

12. 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.

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

14. There is a somewhat unusual relationship with the neighbouring property no.1 Wells Court which share a courtyard access area and garaging with the application property. No.1 Wells Court is accessed and viewed via a 'pinch point' between the garages and frontage of no.2 Wells Court. Whilst the proposed two storey front extension does increase the massing of the application dwelling, it does not do so in the immediate proximity to no.1 Wells Court, with a natural separation instilled by the existing single storey side extension to no.2 Wells Court.

15. The extension is of an appropriate design, scale and form to respect the character of the dwelling and the wider area. It is a modest addition to the dwelling, is subservient in appearance and there are no windows proposed in the side elevations and no side windows on the adjacent property that would be affected.

16. The proposed garaging extends the existing two bays of garaging (one per property - no.1 and no.2 Wells Court) away from the applicant and neighbouring dwellings and at the same height and scale as the existing. As such the proposed garaging is considered acceptable also.

17. As such, given the location, nature and scale of the proposed extension and the relationship between the neighbouring properties, it is considered that there will be no adverse impact on neighbouring amenity by virtue of loss of light, overbearing or overlooking.

Conclusion:

18. 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:

19. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Standard Time Limit
2. Approved 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=OG41YOPDKOK00>