



Forest Heath
District Council

Working Paper 1

DEV/FH/17/023

Development Control Committee 7 June 2017

Planning Application DC/16/2731/HH 5 Whitegates, Newmarket

Date Registered:	15/12/2016	Expiry Date:	09/02/2017
Case Officer:	Matthew Gee	Extension of time:	08/04/2017
Parish:	Newmarket	Recommendation:	Approve with Conditions
Ward:	All Saints		
Proposal:	Householder Planning Application - (i) Single storey front extension (ii) Two Storey side and rear extension (iii) Single storey rear extension - revised scheme of -DC/15/2282/HH		
Site:	5 Whitegates, Newmarket		
Applicant:	Mr Mark Gordon		

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.

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Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. The application is recommended for APPROVAL. No comments have been received from the Town Council. A site visit was undertaken on Monday 3 April 2017.

Proposal:

1. In 2016, planning permission was granted under application DC/15/2282/HH, for:
 - a. Single storey front extension.
 - b. Single storey side and rear extension, incorporating the existing detached garage.
 - c. First floor extension to the side elevation
 - d. Two storey rear extension
2. Following the approval of application DC/15/2282/HH, works have been largely completed and several elements have been found not to conform to what was granted permission.
3. Taking the previous approval into consideration, this application seeks to regularise the following elements:
 - a. The provision of a balcony to the rear elevation with a floor area of 3.65sqm.
 - b. 2no. additional roof lights and reposition of previously approved roof lights along single storey side extension element.
 - c. Enlargement of previously approved obscure glazed fixed first floor side elevation window.
 - d. Inclusion of weatherboarding to first floor rear extension.
 - e. Enlargement of previously approved ground floor rear window and installation of ground floor rear doors.
 - f. Reduction in the overall length of the side extension from 17.2m to 16.05m.
4. Following a site visit several elements were identified that did not match the details shown on the plans submitted. These elements have subsequently been amended on the plans provided, and are now considered to better show what works have been completed.

Site Details:

5. The site is situated within the settlement boundary of Newmarket and comprises a semi-detached two storeys dwelling with detached garage located to the rear with a driveway running along the western elevation.
6. Work has already started on site under the previous permission of DC/15/2282/HH, with most the external elements of the proposal having now being completed.

Planning History:

7. F/82/689 - Front Porch – Approved with conditions
8. DC/15/2282/HH - Householder Planning Application - (i) Construction of Single storey front extension (ii) Two Storey side and rear extension (iii) Single storey rear extension – Approved with conditions

Consultations:

9. Highway Authority: No objection to previous application subject to conditions.

Representations:

10. Town Council: No comments received
11. No letters of representation have been received from neighbours in relation to this application or the previous application DC/15/2282/HH.

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:

12. 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
 - Policy DM46 Parking Standards
13. Forest Heath Core Strategy (2010):
 - Policy CS5 - Design quality and local distinctiveness

Other Planning Policy:

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

Officer Comment:

15. The issues to be considered in the determination of the application are:
 - Impact on character, design and scale of existing dwelling
 - Impact on character and appearance of surrounding area
 - Overdevelopment
 - Residential amenity
 - Highway Safety
 - Other concerns

Impact on character, design and scale of existing dwelling

16. Policies DM2, DM24 and CS5 all seek to ensure that proposed extensions to dwellings respect the character, scale and design of the existing dwelling. The extension to the front elevation is single storey and protrudes 1.2m forward of the dwelling in line with an existing front porch. The extension uses materials that match the existing dwelling, and is of an appropriate design and scale.
17. The extension to the side elevation consists of a single storey addition which extends along the entire side of the dwelling and protrudes 2.3m from the side elevation. The extension is of an appropriate design and uses materials that match those used in the existing dwelling. It should be noted that the single storey side extension can be achieved under permitted development. In addition, the proposal includes a first-floor side extension which protrudes 1.3m from the side elevation. This extension again uses materials that match those used in the existing and is of a similar design to the existing dwelling. The scale of the first-floor extension is considered acceptable given it is set back from the side boundary, it is no higher than the existing dwelling and has a relatively small floor area.
18. The extension to the rear consists of a single storey extension that incorporates the existing garage. The extension uses matching materials and is of a simple design. In addition, much of floor space created is through the incorporation of the existing detached garage. It is also noted that the single storey rear extension has been reduced by approximately 1.2m in length from the previously approved application. The proposal also includes a first-floor extension which extends from the rear of the dwelling by 3.1m. This extension has been clad in a weatherboarding material and is similar design to the existing dwelling. This extension is also considered to be of an appropriate scale.
19. The two storey rear extension is clad in a white boarding, which is visible down the side of the dwelling from the road. It is not considered that the use of boarding adversely impacts on the character and design of the existing dwelling. In addition, the use of boarding was approved under the previous application DC/15/2282/HH.
20. The use of recessed guttering along the single storey side extension has resulted in a stepped guttering appearance to the front elevation. The guttering along the side elevation has also been constructed in a way that results in it appearing uneven from the road. Whilst visually, this is not ideal, it is not considered to have such a significant adverse impact on the character of the dwelling and wider street scene to warrant refusal of this application.
21. It can therefore be concluded that the extensions are acceptable in terms of scale, character and design.

Impact on character and appearance of surrounding area

22. New extensions also need to respect the character and appearance of the surrounding area. The majority of the rear elements are not visible from the public realm, and as such it is considered that these pose no adverse impact on the character or appearance of the surrounding area. Whilst the proposed extensions to the front and side elevations are visible, as is the side of the two storey rear extension, they are considered appropriate in scale and design.

Overdevelopment

23. Policy DM24 seeks to ensure that proposed extensions do not result in the overdevelopment of the dwellings curtilage. It is considered that the curtilage is sufficient to ensure that the extensions do not result in its overdevelopment.

Residential amenity

24. Policy DM24 also seeks to ensure that proposed extensions will not result in an adverse impact on the neighbouring resident's amenities. The extensions are considered to be located a sufficient distance from the neighbouring dwellings and do not impact on the light levels afforded to the neighbouring residents.

25. The proposal includes the introduction of a first-floor side elevation window. This window is fixed shut and obscure glazed, as such, it is considered that the proposal will not result in any additional overlooking of neighbouring residents private space.

26. In addition, the amended proposal also includes the introduction of a small 3.65sqm first floor balcony. The balcony will include the provision of 2no. 1.8m high obscure glazed screens to the sides. Whilst the introduction of a balcony can often have an adverse overlooking impact, it is considered that the introduction of the 2 obscure glazed screens to either side is sufficient to screen the neighbouring resident's amenity space from potential overlooking.

27. The amended application also includes the repositioning and addition of a few ground floor windows to the rear elevation, and roof lights to the single storey side extension. It is not considered that the repositioning and introduction of these ground floor windows would result in any adverse impact in terms of loss of privacy or overlooking. The repositioning and introduction of 2 roof lights along the side extension is not considered to result in any adverse impact in terms of overlooking or loss of privacy.

Highway Safety

28. The Highways authority assessed the application under the previous approval of DC/15/2282/HH, and concluded that no impact on highway safety would occur as part of this application. The current application does

not amend either the number of bedrooms or the parking provision. As such it is considered that there will be no additional highway impact from this proposal.

Other concerns

29. Matters relating to Building Regulation concerns are dealt with under separate Building Regulation legislation, and can not be taken into account as part of this application.

Conclusion:

30. In conclusion, whilst the works are largely complete, as assessed above, 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:

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

1. Time Limit
2. Compliance with plans
3. Improved access to be retained
4. Access layout
5. Parking provision
6. Obscure glazed window
7. Obscure glazing screens to balcony.

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=OI2KUXPDLF400>