



**Forest Heath**  
District Council

# DEV/FH/17/029

## Development Control Committee Wednesday 2 August 2017

### Planning Application DC/17/0766/HH – 14 Collings Place, Newmarket

<b>Date Registered:</b>	10.04.2017	<b>Expiry Date:</b>	05.06.2017
		<b>Ext of time:</b>	13.07.2017
<b>Case Officer:</b>	Karen Littlechild	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Newmarket	<b>Ward:</b>	St. Mary's
<b>Proposal:</b>	Householder Planning Application - Two storey rear extension		
<b>Site:</b>	14 Collings Place, Newmarket		
<b>Applicant:</b>	Mr Sam Sadler		

#### **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:

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## Background:

**This application is referred to the Development Control Committee following consideration by the Delegation Panel. The application was referred to Delegation Panel by the Ward Member due to concerns raised by neighbours. Newmarket Town Council raise no objections and the application is recommended for APPROVAL.**

**A site visit is due to take place on Monday 31 July 2017.**

## Proposal:

1. Planning permission is sought for a two storey rear extension to provide additional living space on the ground floor and an additional bedroom on the first floor.
2. The ground floor element of the extension measures 3.6m deep, 5.25m wide, 2.4m to the eaves and features a mono pitched roof measuring 3.7m.
3. The first floor element of the extension measures 3.6m deep, 3m wide, 5m to the eaves and 6.1m to the ridge.

## Amendments

4. The application has been amended as follows:
  - The width of the extension has been reduced pulling it 0.45m away from the north western boundary line.
  - The width of the first floor extension has been reduced by 2.5m.
  - The roof light has been removed from the side elevation.
  - An amended block plan has been submitted to clarify that there are no changes to the existing parking arrangements.

## Site Details:

5. The site comprises of a two storey end of terraced dwelling located within the settlement boundary of Newmarket. The dwelling is set back from the road and benefits from an open front garden with off road parking for one vehicle. The site also benefits from an additional parking space in the residents parking area to the rear. The dwelling has an enclosed rear garden with panel fencing to the sides and a brick wall with a gated pedestrian entrance to the rear.

## Planning History:

Reference	Proposal	Status	Decision Date
F/75/369	113 dwellings with ancillary roadworks and garage courts (8 acres approx) as amended by letter dated 8th July 1975 and subsequently amended by letter dated 16th January 1976 and	Refuse	22.03.1976

	drawing No N 7565/2 and further amended by letter dated 9th March 1976 and drawings received on 10th March 1976		
F/78/802	Layout of estate with 65 dwellings including roadworks amenity area etc as amended by letter dated 22/03/79 and drawing No 7825 1B received on 23/03/79 to 32 dwellings and subsequently amended by letter dated 19/04/79 and drawings no 7825 1B received on 26/04/79 to 61 dwellings and the provision of a close boarded fence along the whole of the south easterly boundary of the site	Approve with Conditions	01.05.1979
F/81/120	Substitution of new 2 bedroomed house for 3 storey town house	Approve with Conditions	31.03.1981

**Consultations:**

6. Highways – No objection
7. Tree Officer – The tree officer verbally advised that he had no objections to the proposal or had any concerns regarding the impact on the tree within the garden of no. 22 Collings Place.

**Representations:**

8. Newmarket Town Council – No objection
9. Neighbours – Residents from numbers 22, 24 & 26 Collings Place raised the following objections:
  - Extension is overbearing leading to feeling hemmed in
  - Overlooking & loss of privacy - roof light will overlook their gardens
  - Block light from their property
  - Concerns regarding conifer tree on boundary of no.22
  - Concerns regarding building right up to the boundary
  - Not in keeping with the style and character of the area
  - Velux roof light in the rear slope of the original roof is unsightly
  - No precedent in the area
  - Parking arrangements and new dropped kerb
  - Storage of building equipment
  - Footpath may be blocked
  - Construction noise

## **Policy:**

10. The following policies of the Joint Development Management Policies Document and Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

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

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. The issues to be considered in the determination of the application are:

- Principle of Development
- Design and Form
- Impact on Neighbours

13. Policy DM2 requires that all proposals take account of the wider area and not adversely impact the setting or character of the area. The policy also requires that development should attempt to mitigate any harm to the amenities of nearby plots and residents and respect street patterns and the form of open space. Policy DM24 states that proposals should not result in an over-development of the site and respect the design of the property and other buildings nearby. The principle of development, a rear extension to the dwelling, is considered acceptable.

14. The proposed extension is of a similar design to the adjacent approved extension and is to be constructed in materials to match the existing dwelling.

15. The proposal has been amended to reduce the impact on neighbouring properties. The width of the proposed ground floor rear extension has been reduced by 0.25m which pulls the extension away from the north west boundary by just under half a metre. The first floor element has been further reduced by 2.5m giving a distance of 2.7m from the north west boundary and 9.5m from the rear wall of the neighbouring dwellings.

16. The ground floor element features a mono pitched roof sloping away from the neighbouring dwellings with an eaves height of 2.4m and a ridge height of 3.7m.

17. The roof of the two storey element of the extension has been designed so that it slopes away from the neighbouring properties with the ridge set considerably lower than the existing roofline and that of the approved neighbouring extension.
18. The original proposal included a roof light in the roof slope of the extension which overlooked neighbouring properties. This roof light has been removed. The amended scheme proposes a roof light in the rear roof slope of the original dwelling providing light over the landing area. This roof light although forms part of the application, could be constructed under permitted development.
19. It is not considered that the first floor windows in the proposed extension will lead to any greater degree of overlooking than is already experienced by the existing first floor windows.
20. Whilst the proposed extension increases the potential of any overshadowing or loss of light, due to the orientation of the dwelling and the proposed extension in relation to the neighbouring dwellings to the north west, it is not considered to do so in a more substantive way than the existing dwelling.
21. The hours of construction will be limited by a condition to safeguard the amenities of neighbouring properties.
22. The proposal shows the provision of two parking spaces for what would result in a 3 bedroom dwelling, which complies with policy. This is existing parking provision and no changes to parking or access are proposed.

### **Conclusion:**

23. On balance, the principle and detail of the development as amended is now considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **Recommendation:**

24. It is recommended that planning permission be **APPROVED** subject to the following conditions:
  - 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.  
  
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.
  - 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:  
  
Reason: To define the scope and extent of this permission.
  - 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) the car parking spaces shown on revised plan

170228-03 Rev 1 shall be retained solely for the parking of private motor vehicles and shall be used for no other purpose.

Reason: To ensure continued compliance with adopted parking standards in the interests of road safety.

- 4 Demolition or construction works shall not take place outside 8.00 hours to 17.00 hours Mondays to Fridays and 8.30 hours to 14.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance.

**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=OO76FMPD07P00>