



Forest Heath
District Council

DEV/FH/17/034

Development Control Committee 6 September 2017

Planning Application DC/17/1388/HH – 3 Kingsway, Mildenhall

Date Registered:	19.07.2017	Expiry Date:	13.09.2017
Case Officer:	Jonny Rankin	Recommendation:	Approve Application
Parish:	Mildenhall	Ward:	Market
Proposal:	Householder Planning Application - Two storey side extension		
Site:	3 Kingsway, Mildenhall		
Applicant:	Mr L. Busuttil		

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:

1. This application is referred to Committee in the interests of transparency because the applicant is a District Councillor and Member of the Development Control Committee.

Proposal:

2. Planning permission is sought for a two storey side extension with a footprint of 3m x 8.5m with a height to the eaves of 4.9m and 6.5m to the ridge line of the pitched roof. A double pitched roof form is proposed which breaks up the bulk upon the side elevation as viewed from the streetscene and Conservation Area beyond. Materials are proposed to match and there is an obscure glazed side facing first floor window which is closest to the neighbouring property no. 3A Kingsway.

Site Details:

3. The application site is a detached two storey dwelling fronting Kingsway, albeit separated by a shared purpose driveway which sits behind an area of soft landscaping and retaining wall. The application site is within the Housing Settlement Boundary and outside of the Conservation Area - the closest point of the proposed extension lies approximately 10m from the boundary of the Conservation Area.

Planning History:

Reference	Proposal	Status	Received Date	Decision Date
F/2008/0477/CAT	Fell 1 x Eucalyptus tree and Re-pollard 2 x Lime trees	No Objections	01.07.2008	22.08.2008

Consultations:

4. Ministry of Defence – *'I am writing on behalf of the Ministry of Defence (MOD) with regards to the above application. Having fully considered the application the MOD is of the view that the proposed development is of sufficient distance from RAF Mildenhall and RAF Lakenheath that no objection is necessary in this instance.'*
5. Conservation Officer - no objections.

Representations:

6. Parish Council - made comments in support of the Planning Application.

7. Policy:

- 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
- Core Strategy Policy CS5 - Design quality and local distinctiveness

Other Planning Policy:

8. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68.

Officer Comment:

9. Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.
10. In the case of this application, the dwelling is located within a curtilage which is able to accommodate the scale of the extension without over-development occurring. The extension is considered respectful of the character, scale, design and appearance of the existing dwelling and surrounding area.
11. The extension constitutes a subservient addition to the property with a lower ridge height than the host dwelling and the double pitched roof form further breaks up the massing on the side elevation. A set-back is also afforded from the front elevation of the host property, further reducing the prominence and bulk of the extension.
12. The proposal is considered acceptable in relation to neighbouring properties, with no harm to the amenity of residents. The relationship with 03A Kingsway is appropriate given the stand-off between properties, intervening garage, 'splayed' orientation between properties and the blank flank elevation facing the development site, with no windows which would otherwise be affected.

13.The Conservation Officer raises no objection, the extension is acceptable with the property lying outside of the Conservation Area and within an area of more modern buildings.

14.No objection has been received from County Highways and it is noted that the proposal maintains the existing garaging and ample off street car parking and space to manoeuvre.

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** subject to the following conditions:

1. 01A Time Limit Detailed
2. 14FP Approved Plans

Informatives:

- 1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.

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=OSM3VSPDHSA00>