



Forest Heath
District Council

DEV/FH/17/037

Development Control Committee

4 October 2017

Planning Application DC/17/1277/HH – 23 Mill View, Gazeley

Date Registered:	19.07.2017	Expiry Date:	13.09.2017
Case Officer:	Ed Fosker	Recommendation:	Approve
Parish:	Gazeley	Ward:	Iceni
Proposal:	Householder Planning Application - (i) Construction of new roof to provide space for first floor accommodation (ii) new porch		
Site:	23 Mill View, Gazeley		
Applicant:	Mr James Wager		

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:

Ed Fosker

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Background:

This application is referred to the Development Control Committee in the interests of transparency because the applicant is a staff member.

The application is recommended for **APPROVAL**.

Proposal:

1. Planning permission is sought for a new roof to provide first floor accommodation and a new porch. The single storey side porch is 1.11m in depth, 4.05m in width with a maximum height of 2.6m sloping to 2.2m at the eaves. The ridge height of the new roof is an increase of 2.8m giving an overall height of 7.5m at the ridge, sloping to 2.6m at the eaves with two small pitched roof dormers to the roof slopes which serve a bathroom and bedroom, all in materials to match the existing.

Site Details:

2. The application site is a detached bungalow situated within Gazeley and located on the western side of Mill View. The surrounding area is typified by a mix of bungalows, chalet bungalows and two storey detached dwellings. No. 23 itself is set back some distance from the highway and set slightly forward of the two neighbouring dwellings with a strong mature hedge along the front boundary. The property to the northern side is a chalet bungalow and the property to the south is a bungalow which is separated by the distance of the driveways and garages.

Planning History:

3. None.

Consultations:

4. Ward Member – No comments received.

Representations:

5. Parish Council – No objection to the proposal.

Policy:

6. 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:

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

Officer Comment:

8. 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.
9. 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 roof extension and porch are considered respectful of the character, scale, design and appearance of the existing dwelling and surrounding area.
10. The pitch of the roof has been reduced slightly from 50 degrees to 48 degrees (reducing the ridge height by 0.3m). The agent has also provided a street scene at the request of the case officer which illustrates that the ridge height of the proposal will now only be 0.385m higher than the ridge of the neighbouring property to the northern side.
11. The very modest single storey side porch and increased ridge height (to facilitate first floor accommodation) constitute acceptable additions to the property and given the mixed nature and style of dwellings which make up Mill View, it is not considered that the increased ridge height with small pitched roof dormers would adversely impact on the character of the existing street scene.
12. The proposal is considered acceptable in relation to neighbouring properties, with the closest property (a chalet bungalow to the northern side) having no windows to the flank wall. In addition, the relationship and degree of separation from the bungalow to the southern side, which is positioned at a slightly higher level, is also considered acceptable. The additional window to the rear at first floor level would not lead to any more overlooking over and above that which already exists in the surrounding area and it is not considered that there would be any adverse impact on

the level of residential amenity currently enjoyed by reason of overlooking or overbearing impact.

13. It is noted that the proposal maintains the existing garaging, ample off street car parking and space to manoeuvre.

Conclusion:

14. 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:

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

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

Informative/s:

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=ORUHEOPDHIU00>