



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/043

Development Control Committee 2 November 2017

Planning Application DC/17/1588/HH – 59 Millfield Road, Barningham

Date	02.08.2017	Expiry Date:	27.09.2017
Registered:		EOT agreed:	05.10.2017
Case Officer:	Debbie Cooper	Recommendation:	Approve Application
Parish:	Barningham	Ward:	Barningham
Proposal:	Householder Planning Application - conversion of bungalow to two storey dwelling including single storey rear extension and part two storey / part single storey front extension		
Site:	59 Millfield Road, Barningham		
Applicant:	Mr. H. Cane & Mrs. G. Howard		

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. It was presented before the Delegation Panel at the request of Councillor Carol Bull, the local Ward Member and also as Barningham Parish Council object to the application, contrary to the Officer recommendation of APPROVAL.

A site visit is proposed to take place on Thursday 26 October 2017.

Proposal:

1. Planning permission is sought for the conversion of a bungalow to a two-storey dwelling, including a single storey rear extension and a part two-storey / part single storey front extension. The rear section of the existing integral garage is to be converted into living accommodation with a new attached garage created in the front extension. The proposal creates three first floor bedrooms, a bathroom and a study / bedroom four.
2. The proposed single storey rear extension measures 1.985 metres in depth (to the line of the existing boiler room to be demolished), 10 metres in width, has an eaves height of 2.5 metres and a height to the ridge of 3.7 metres.
3. The proposed front extension measures up to 2.7 metres in depth (in line with the front of the adjacent garage (No. 57), with the two-storey element stepped back 0.615 of a metre. It measures 3.7 metres in width and has an eaves height of 5.13 metres with a ridge height of 6.99 metres.
4. The application as originally submitted proposed a larger first floor extension with both a two-storey rear extension and a two-storey front extension. The application was subsequently amended to set the first floor back in line with the existing rear wall, thereby reducing the first floor bulk and enabling the ridge height to be lowered from 7.595 metres to 6.990 metres. The application was also amended to set back the first floor over the garage, thereby improving the aesthetics of the front elevation and again reducing the first floor bulk.

Application Supporting Material:

5. Information submitted with the application as follows:
 - Application Form
 - Location plan and proposed block plan
 - Existing and proposed floorplans and elevations

Site Details:

6. The application site comprises of a single storey dwelling situated within the settlement boundary of Barningham. The property is set within a small cul-de-sac of five dwellings, the other four houses being detached two-storey dwellings, and is accessed via a private road in the joint ownership of these properties. There is an existing integral garage with off-road parking for three cars.

Planning History:

Reference	Proposal	Status	Decision Date
E/83/1863/P	Change of layout and house types for already approved scheme - as amended by letter dated 17/5/83 and accompanying revised plans	Application Granted	07.06.1983
E/80/2000/P	ERECTION OF 74 DETACHED DWELLINGS, GARAGES TOGETHER WITH ESTATE ROADS & ACCESS	Application Granted	11.08.1980

Consultations:

7. Highways: no objection subject to a condition requiring the provision and retention of parking.

Representations:

8. Parish Council: recognise and support the concerns raised by the neighbouring residents and therefore object to the application. Agree with Cllr Bull's suggestion that the application should go before the Delegation Panel for consideration.
9. Neighbours: Letters of objection from the owner / occupiers of the 4 properties within the cul-de-sac (numbers 57, 61, 63 and 65 Millfield Road), summarised as follows:
 - Overlooking / loss of privacy
 - Overshadowing / loss of light
 - Overbearing
 - Visual impact
 - Out of character with the area
 - Overdevelopment
 - Impact on existing views
 - Parking concerns
 - Siting of the oil tank (Officer note: agent confirmed that the oil tank will not protrude above the fence line and that filling will be as existing, that is via the existing side entrance).
 - Materials
 - Encroachment of scaffolding ; damage to property during the build; storage of building materials; and a dispute over the ownership of land in front of the garage of No. 57 shown within the application site (*Officer note: these are considered to be civil matters and cannot be remedied through planning legislation. It is for the relevant parties to resolve between themselves*).

Policy:

10. 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 and Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)
- Policy DM46 (Parking Standards)

11. St Edmundsbury Core Strategy 2010:

- Policy CS3 (Design and Local Distinctiveness)

12. Vision Policy RV1 - Presumption in favour of Sustainable Development

Other Planning Policy:

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

Officer Comment:

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

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

15. 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 dwelling curtilage or adversely affect the residential amenity of neighbouring dwellings.

16. In this case, the dwelling is positioned within a curtilage of a sufficient size such that the proposal does not represent overdevelopment of the plot. The first floor element of the proposal is largely confined to the existing footprint and the ground floor extensions represent only a 30% increase in the footprint. The rear garden is of a good size and there is no significant loss of garden as a result of this proposal with only a 1.985 metre single storey rear extension.

17. Whilst the change from a bungalow to a two-storey dwelling will alter the character and scale of the existing dwelling somewhat fundamentally, it is not considered to be out of keeping with the immediate area which comprises of large detached two-storey dwellings and in this context a refusal on the basis of DM24 and a failure of the extension to respect the host dwelling could not be sustained. The use of matching brickwork and roof tiles, with first floor cement fibre cladding in a cream colour, are considered to be in keeping with the area.

18. The amendments to the application have resulted in a reduced first floor bulk and have enabled the pitch to be reduced to 6.990 metres. A street scene drawing shows this to be lower than the 7.8 metre height of the adjacent property at No. 61. The use of a hipped roof also reduces the visual prominence of the extension.

19. Concerns have been raised by neighbours in relation to overlooking and loss of privacy. However the stand off distances to neighbours are considered to be acceptable and do not give rise to serious overlooking, noting the otherwise built up nature of the area, notwithstanding the increased height of the property. The rear garden of No. 57 is 13 metres in length and there is a 14 metre depth across the access drive to numbers 63 and 65 with No. 59 sited opposite a detached double garage. First floor windows are located to the front and the rear to avoid overlooking, with only an obscure glazed en-suite window on one side elevation. The proposed rear Juliette balcony does not extend beyond the building line and offers no more adverse impact than a first floor window otherwise would in a built up location. The ground floor side kitchen window facing number 61 is a high level window set at a minimum of 1.7 metres above ground level.
20. Concerns have also been raised by neighbours with regards to overshadowing / loss of light and overbearing impact. Given the distance to neighbouring properties and the tracking of the sun, it is considered that there will only be a very limited loss of light to neighbouring residents, with some loss of evening light to the end of the rear garden of No. 57. Whilst the introduction of a first floor will lead to some overshadowing this is not considered to be significant enough to justify refusal. The amendments to the proposal to reduce the bulk of the first floor, particularly at the rear, are considered sufficient to prevent the extension appearing as an overbearing addition to the dwelling. Accordingly, within this built up context, the effects upon amenity are considered wholly reasonable. In reaching this conclusion it is considered reasonable to impose a condition on approval ensuring construction takes place within acceptable hours of the day.
21. Policy DM46 requires that proposals for all development maintain a sufficient level of parking in accordance with adopted standards. The Suffolk County Council Parking Guidance indicates that for a four bedroom dwelling, three parking spaces will need to be provided on the site.
22. The proposed block plan indicates that there is a sufficient level of parking on the site. The retention of these spaces will be enforced through the use of a condition, to ensure a suitable level of parking is retained on the site in perpetuity.

Conclusion:

23. 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:

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:

Reference No:	Plan Type	Date Received
2017-12-BD32	Location & Block Plan	08.09.2017
2017-12-BD31	Ex & Prop Elevations & Floor Plans	08.09.2017

Reason: To define the scope and extent of this permission.

- 3 Occupation of the extension hereby permitted shall not commence until the area(s) within the site shown on drawing no. 2017-12-BD32 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

- 4 Demolition or construction works shall not take place outside 07:30 hours to 18:00 hours Mondays to Fridays and 07:30 hours to 13:00 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=OTZZ7HPDIDP00>