



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/044

Development Control Committee 2 November 2017

Planning Application DC/17/1867/HH – Anvil Cottage, Maltings Lane, Ingham

Date Registered: 08.09.2017 **Expiry Date:** 03.11.2017

Case Officer: Jonny Rankin **Recommendation:** Approve Application

Parish: Ingham **Ward:** Risby

Proposal: Householder Planning Application - Single storey rear extension and two storey side extension.

Site: Anvil Cottage , Maltings Lane, Ingham

Applicant: Mr & Mrs B. Smith

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:

Jonny Rankin
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Background:

This application is referred to the Development Control Committee in accordance with the authorities' constitution as the applicant is an employee.

Proposal:

1. Planning permission is sought for a single storey rear extension and two storey side extension. The single storey rear extension has a footprint of 3.9m x 3.6m with a height to the eaves of 2.5m and 4.2m to the highest point comprised of a roof lantern. The two storey side extension has a footprint of 7.6m x 2.3m with a height to the eaves of 4.9m and 8m to the ridgeline of the pitched roof.

Site Details:

2. The application site is a detached dwelling accessed via Maltings Lane and situated within the Housing Settlement Boundary.

Planning History:

Reference	Proposal	Status	Received Date	Decision Date
SE/12/0664/HH	Planning Application - Erection of single storey side and rear extension as amended by plan received 16.08.12	Application - Approved	22.05.2012	06.09.2012
DC/17/1867/HH	Householder Planning Application - Single storey rear extension and two storey side extension.	Pending Decision	08.09.2017	

Consultations:

3. None received.

Representations:

Dormers Cottage The Street
Grendel The Street

Object
Object

2no. neighbour representations received:

4. Dormers Cottage; I write regarding the above mentioned planning application for a single & two storey extension to Anvil Cottage, Ingham, the rear of which faces onto the rear of my property (Dormers Cottage). During the original planning application for the building of the Anvil Cottage, circa 2008, I commented to you about the overall height of the proposed building and the presence of windows in the first floor (west) elevation. Some of these comments seem to have been taken on board at the time with false windows being put in place. The latest planning application (DC/17/1867/HH) appears to not only add windows to this elevation on both the ground and first floor, but increase the height of this elevation. I believe this will look imposing and out of place in the surroundings and will be of detriment to my own enjoyment of my property / outside space as it will be more overlooked by Anvil Cottage. This is already an existing problem due to a dip in elevation between the two properties, and despite a six foot fence, this provides little privacy. I hope you will take these comments on board and restrict the scope of the application to ensure continued enjoyment of my property and ensuring that buildings remain in keeping within the area.
5. Grendel; When this property and the adjacent property were built we objected to the overview of our property. This situation was overcome by the nearest upstairs window overlooking our property to be blanked off. The latest extension at Anvil cottage actually adds two new windows which would overlook my property and the situation is made more intrusive by these properties being in an elevated position. (I note that they have already added velux windows to the roof to add light!!).

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 CS3 - Design and Local Distinctiveness

Other Planning Policy:

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

Officer Comment:

7. 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.
8. 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.
9. The side extension constitutes a subservient addition to the property with a lower ridge height than the host dwelling which does not extend beyond the existing two storey element to the rear, The side elevation presents to a well screened boundary with no immediate residential neighbour (out buildings associated with the adjacent public house and a car parking area extend to the north). The single storey rear extension is only marginally above and beyond what could be progressed under householder permitted development rights and sits within the existing two storey element to the rear on an area currently set aside as patio.
10. Neighbour representations raised concerns in respect of first storey window to the rear elevation of the proposed two storey extension. As per the submitted plans this is proposed to be obscure glazed and also fixed shut. Accordingly, the extension does not increase the potential for overlooking or perceived overlooking, over and above the existing scenario. Nor does the proposal encroach upon neighbouring properties to the rear beyond the existing built line. Of note; the 2no. properties which made representation Dormer Cottage and Grendel are 15m and 16m respectively away, when measured at the closest points to the proposed extension. There is also a stand-off within the application site of 10m between the rear of the proposed extension and shared boundary line between the applicant site and aforementioned properties. Therefore the proposal is considered acceptable in relation to neighbouring properties, with no harm to the amenity of residents.
11. 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:

12. 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:

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

1. 01A Time Limit Detailed
2. 14FP Approved Plans
3. NS Materials Detailed on Application Form
4. Window to be obscure glazed and fixed shut

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=OVX46TPDJ4Y00>