



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/17/048

## Development Control Committee 7 December 2017

### Planning Application DC/17/2237/HH – Tamarisk, 4 Barrow Hill, Barrow

**Date Registered:** 26.10.2017                      **Expiry Date:** 21.12.2017

**Case Officer:** Savannah Cobbold            **Recommendation:** Approve Application

**Parish:** Barrow Cum Denham                **Ward:** Barrow

**Proposal:** Householder Planning Application - (i) Single storey side extension including attached garage (demolition of existing garage) (ii) Replacement of existing flat roof over rear extension with pitched roof

**Site:** Tamarisk, 4 Barrow Hill, Barrow

**Applicant:** Mr Chris Rawlings

**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:

Savannah Cobbold

Email: savannah.cobbold@westsuffolk.gov.uk

Telephone: 01284 757614

## Background:

The application has been referred to the Development Control Committee as the applicant is an employee of St Edmundsbury Borough Council.

## Proposal:

1. The application seeks planning permission for the construction of a single storey side extension including attached garage, following the demolition of existing garage and the replacement of existing flat roof over single storey rear extension with a pitched roof.
2. The proposed single storey side extension will extend 5.5 metres from the side elevation of the existing dwelling, measure a maximum of 13.7 metres in length and 5.4 metres in height.

## Application Supporting Material:

- Location plan
- Existing floor plan and elevations
- Proposed floor plan
- Proposed elevations
- Proposed section
- Proposed roof plan
- Existing block plan and site layout
- Proposed block plan and site layout
- Application form
- Biodiversity checklist

## Site Details:

3. The application site is located within the settlement boundary for Barrow West, located on an end plot facing Barrow Hill. The site comprises a detached bungalow and its curtilage with a garden to the rear and driveway at the front of the property providing off-street parking. The bungalow is located within an area of properties of mixed characteristics.

## Planning History:

Reference	Proposal	Status	Decision Date
DC/17/2237/HH	Householder Planning Application - (i) Single storey side extension including attached garage (demolition of existing garage) (ii) Replacement of existing flat roof over rear extension with pitched roof	Pending Decision	

## Consultations:

4. Highways: No comments received.

5. Countryside Access Team: No comments received.

**Representations:**

6. Parish Council: No comments received.
7. Neighbours: No representations received.
8. **Policy**: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:
1. 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
  2. St Edmundsbury Core Strategy December 2010
    - Policy SCS3 – Design Quality and Local Distinctiveness

**Other Planning Policy:**

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

**Officer Comment:**

10. The issues to be considered in the determination of the application are:
- Principle of Development
  - Impacts on residential amenity
  - Impacts street scene/character of the area
  - Design and Form
11. 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.
12. In the case of this application, the dwelling is located within a curtilage which is able to accommodate the scale of extension without over-development occurring.
13. No adverse impact is anticipated to arise upon the residential amenity of the area as the proposed extension is of single storey nature. No overbearing impact is considered to arise upon Number 6, located at the south of the site, as the proposal is located just over 2 metres away from the boundary. There are no windows proposed on the side elevation of the extension and there are no openings in the side elevation of Number 6. In addition, this neighbouring property is a two storey dwelling and in 2015

had planning permission granted for a two storey side extension located on the northern elevation, facing the application dwelling within less than 1 metre of the boundary. No significant impact upon 2 Johnson Road, located at the west of the site, is considered to arise as there is adequate separation distance between this property and the proposal. There is also a 2 metre high boarded fence located on between the boundary of Number 6 and the application site and Number 2 Johnson Road. This will contribute to the screening of the proposal from these two properties. In addition, there are no immediate neighbouring properties at the north of the site.

14. Although the proposal will be visible from Barrow Hill and Johnson Road, no significant impact is considered to arise upon the street scene or character of the area as the dwelling is set back from the highway and the application property is located within an area of properties of mixed characteristics. The extension is also considered to respect the host dwelling as it is of an appropriate scale and follows the ridge height of the original dwelling. The proposed side extension will extend approximately an additional 1.6 metres from the side elevation in comparison to the existing garage.
15. The proposed extension is considered to be of an appropriate scale and design as to respect the host dwelling and utilises matching materials such as roof tiles and brick to ensure that the materials used on the extension blend in with those used on the original dwelling.
16. The proposed change in roof will have no impact upon the residential amenity of surrounding properties given the small scale of the roof. Although the proposed roof will be visible to both neighbouring properties, no overbearing impact is thought to arise given the small scale of the development. The proposed roof change will be visible from Johnson Road, however no adverse impact is considered to arise as it respects the scale and design of the host dwelling. In addition, 2 Johnson Road consists of a single storey rear extension with a pitched roof. The design also includes matching roof tiles to blend in with those used on the original dwelling.

### **Conclusion:**

17. 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:**

18. It is recommended that planning permission be **APPROVED** subject to the following conditions:
  1. Time limit
  2. Compliance with plans

### **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=OYD8AKPDK3Y00>