



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/009

Development Control Committee 1 March 2018

Planning Application DC/17/2451/HH – 6 Spring Cottages, Sturmer Road, Haverhill

Date Registered:	06.12.2017	Expiry Date:	09.03.2018
Case Officer:	James Claxton	Recommendation:	Approve Application
Parish:	Haverhill	Ward:	Haverhill East
Proposal:	Householder Planning Application - Single storey rear extension		
Applicant:	Mr Ben Pumfrey		

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 consider the attached application and associated matters.

CONTACT CASE OFFICER:

James Claxton

Email: James.claxton@westsuffolk.gov.uk

Telephone: 01284 757382

Background:

This application is referred to the Development Control Committee because the applicant works for the Authority.

Proposal:

1. Planning permission is sought for the erection of a single storey rear extension to create additional accommodation to facilitate care for an elderly relative. The proposal has a footprint of approximately 3.6 metres by 3.6 metres. The roof has a single aspect slope which is approximately 2.7 metres in height next to the dwelling, dropping down to 2.6 metres on the north elevation. Proposed elevation materials are composite timber weather boards.

Site Details:

2. The site comprises a two storey dwelling sited in close proximity to Haverhill but outside the settlement boundary. The property forms part of a terrace, with the principal elevation facing approximately south onto Sturmer Road. The associated gardens are approximately 7 metres in width by 60 metres in length.

Planning History:

None relevant.

Consultations:

3. Town Council: No Objection

Representations:

- None received.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 have been taken into account in the consideration of this application:

4. Joint Development Management Policies Document:
 - 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)
5. St Edmundsbury Core Strategy 2010
 - Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

6. National Planning Policy Framework (2012)

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 development 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 proposal is considered acceptable in relation to neighbouring properties. There is no harm to the amenity of neighbouring residents, by virtue of the location of the proposal, which would provide an element of screening between the two properties and could be considered to increase the level of privacy associated with the patio areas.
10. It is considered that, given that the proposal is not visible from the public realm, the proposal would not result in harm to the character of the existing dwelling or the wider area, and would accord with policies DM2 and DM24 in that regard.

Conclusion:

11. 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:

12. It is recommended that planning permission be **APPROVED** subject to the following conditions:
 1. 01A – 3 year time limit
 2. 14FP – Accordance with approved 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=OZJVQBPDKNK00>