

Development Control Committee 5 February 2020

Planning Application DC/19/2326/FUL – 18 Victoria Close, West Row

Date Registered:	04.12.2019	Expiry Date:	29.01.2020
Case Officer:	Olivia Luckhurst	Recommendation:	Approve Application
Parish:	West Row	Ward:	The Rows
Proposal:	Planning Application - (i) two storey side extension (ii) single storey rear extension to dwelling approved under DC/15/1450/RM		
Site:	18 Victoria Close, West Row		
Applicant:	Mr Max Kirby		

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:

Outline planning permission for the residential development of 26 dwellings with new vehicular access and creation of a new footpath link along Mildenhall Road was approved under DC/14/0632/OUT on 22 December 2014.

Following this approval, a Reserved Matters application was approved for the submission of appearance, layout and scale for 24 No. two-storey dwellings and 2 No. bungalows under DC/15/1450/RM on 15th December 2015.

The current application has been referred to the Development Control Committee following consideration by the Delegation Panel. The Parish Council have objected to the application and the Officer recommendation is for APPROVAL.

A site visit is scheduled to take place on Monday 3 February 2020.

Proposal:

1. The application seeks planning permission for the erection of a two storey side extension and a single storey rear extension. The two storey addition will measure 7.2m in height, 3.5m in width and 5.7m in depth and will allow for changes to the internal first floor layout and provide a larger kitchen at ground floor level. The single storey extension will measure 3.4m in height, 4m in depth and 11.9m in width and will provide a new dining area and snug.

Application Supporting Material:

2.
 - Location Plan
 - Existing Elevations
 - Proposed Elevations
 - Block Plan

Site Details:

3. The site comprises of a detached chalet bungalow located in the north eastern corner of the eastern boundary of the site. The dwelling falls within the West Row settlement boundary and is not situated within a conservation area, nor is the property listed. This dwelling is positioned within a cul-de-sac surrounded by residential properties. No.18 has been constructed from red brick with a cream render and a red pantile roof with 3no. dormer windows located on the front elevation. The plot is enclosed with close boarded wooden fencing and hedging to the western corner of the site.

Planning History:

4. Reference	Proposal	Status	Decision Date
DC/15/1450/RM	Reserved Matters Application - Submission of details under outline planning permission DC/14/0632/OUT - appearance, layout & scale for 24 No. two-	Application Granted	15 Dec 2015

storey dwellings and
2No.bungalows
Outline Application -
residential development
of up to 26 dwellings

DC/14/0632/OUT Outline Application - Application 22.12.2014
residential development Application 04.11.2016
of up to 26 dwellings Granted
with application vehicular
access and creation of a
new footpath along
Mildenhall Road (Major
Development and
Departure from the
Existing Development Plan) as
considered by plans and
email rec 17.10.14
which add additional
signage in the highway

Consultations:

5. Local Member Comment

- Councillor John Smith objected to the application on the grounds of overlooking.

6. Parish Council Comment:

- The Parish Council objected to the application on the grounds of over development on the site which would lead to overcrowding as well as concerns regarding parking.

Representations:

7. Two letters were received from the owner/occupiers of Lily Pond Cottage, Jarmans Lane, West Row on 12th December 2019 stating the following reasons for objection:
 - Overlooking
 - Impact upon amenity
 - Loss of privacy
 - Over development
8. One letter of objection was received on 9th December 2019 by the owner/occupier of South View, Mildenhall Road, West Row stating the following issues:
 - Noise
 - Parking
 - Highways
 - Over development
9. One letter of objection was received from the owner/occupier of Horseferry Lodge, The Gravel, West Row on 3rd January 2020 stating the following reasons:
 - Overlooking

- Impact upon amenity

All letters can be read in full on the Council's website.

Policy:

10. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council.
11. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

Forest Heath Core Strategy 2010

- Core Strategy Policy CS5 - Design quality and local distinctiveness

Joint Development Management Policies 2015

- 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

Other Planning Policy:

12. The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

Officer Comment:

13. The issues to be considered in the determination of the application are:
 - Principle of development
 - Site History
 - Impact on amenity
 - Impact upon the street scene
 - Design and form

- Parking

Principle of Development

14. 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 dwelling and the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

The dwelling is considered to be located within a curtilage which is able to accommodate the scale of the development without over-development of the site occurring. This is further demonstrated by the ample remaining garden space serving the plot.

Site History

15. The dwelling was originally approved through an outline planning permission for the residential development of 26 dwellings (DC/14/0632/OUT). Following this approval, a Reserved Matters application was approved for the submission of appearance, layout and scale for 24 No. two-storey dwellings and 2 No. bungalows under DC/15/1450/RM. The dwelling in question was plot No.17. The Reserved Matters application was originally heard at Planning Committee on 7th October 2015 and the decision was made to defer the application in order to allow time for Officers to raise the concerns of the Committee with the applicant regarding the impact of plots 17, 18, 19 and 20 of the proposed development on adjacent residents.

16. As a result of the application being deferred at that Committee, amended plans were submitted showing the dwelling on Plot 17 being reduced in height from a 2 storey dwelling to a chalet bungalow with no windows in the side elevations and only bathrooms served by roof lights on the rear at first floor level.

17. Following the receipt of these amendments, the application was heard again at Planning Committee on 2nd December 2015 and it was concluded that the revised layout and design of Plot 17 had overcome the issues regarding overlooking, impact upon amenity and over development of the plot and the application was approved.

Impact upon Amenity

18. The proposed development is considered to have no material adverse impact upon the residential amenity of nearby occupants by means of overlooking, being overbearing or loss of light given the orientation of the plot and the scale of the proposed works.

19. The proposed extensions do incorporate the insertion of additional windows such as a new roof light to the rear at first floor level of the property which will serve an ensuite bathroom and a new dormer window to the front elevation which will serve the bedroom. The ground floor extension will include 3no. roof lights which will serve the dining room to the rear of the dwelling and a front and side window serving the kitchen.

20. It is not considered that these additional windows will have a detrimental impact upon the surrounding neighbours as the ground floor windows will be screened by existing fencing and hedging which the applicant has confirmed will not be removed as a result of the works. In any event, even if there was no fencing or hedging along the boundary, such could easily be installed under permitted development which would mitigate any impact on amenity. The first floor windows will have no impact as the new dormer window will look onto the road and the new roof light will be obscure glazed.

Impact upon the Street Scene

21. The street scene is made up of properties that are of a similar character and appearance to No.18. Given their positioning, the proposed two storey side extension and new dormer window will be viewable from the public realm. However, the property is already host to 3no. dormer windows on the front elevation and the addition is a common feature on many properties located on the site. The side extension will be constructed from materials that will match the main dwelling and the surrounding properties.

22. It is considered that the additions would be in keeping with the neighbouring properties and therefore, the proposed works would not have a detrimental impact upon the street scene.

Design and Form

23. The proposed extensions are overall considered to be of an appropriate scale, form and design as to respect the host dwelling. The materials that will be used in the construction of the extensions will match those on the main dwelling as confirmed on the application form.

24. The works will not result in overdevelopment of the plot and will not exceed the height of the host dwelling. Nor will the additions have a detrimental impact upon the amenity of neighbouring properties. Therefore, noting the comments made by the Committee when considering plot 17 under the reserved matters application, the works now proposed are still considered acceptable.

Parking

25. The proposed development will not result in additional bedrooms and will only rearrange the first floor layout. The Suffolk Guidance for Parking 2019 states that dwellings with 3no. bedrooms should provide at least 2no. parking spaces. The property is currently host to 2no. parking spaces, one of which is within the detached garage, therefore, the existing parking situation complies with the guidance.

Conclusion:

26. 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:

27. 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:

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

Reference No:	Plan Type	Date Received
P-6135-01	Proposed Site Block Plan	28.11.2019
P-6135-01	Proposed Elevations & Floor Plans	28.11.2019
P-6135-02	Location Plan	28.11.2019
P-6135-02	Ex Elevations & Floor Plans	28.11.2019

- 3 Before the extension hereby permitted is brought into use, the roof light serving the new ensuite in the rear elevation shall be fitted with obscure glass to Pilkington glass level 4 privacy or an equivalent standard and shall be retained in such form in perpetuity.

Reason: To prevent the overlooking of adjacent properties in order to ensure that residential amenity is not adversely affected, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

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=Q1L485PDJ6600>