

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/011

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/14/1949/HH – DOVE COTTAGE, 10 THE STREET,
DALHAM**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Naim Poptani
Tel. No: 01638 719397

Committee Report

Date 27.11.2014 **Expiry Date:** 22.1.2015

Registered:

Case Naim Poptani **Recommendation:** Approve

Officer:

Parish: Dalham Parish **Ward:** South
Council

Proposal: Planning Application DC/14/1949/HH – Householder application:
first floor side extension

Site: Dove Cottage, 10 The Street, Dalham

Applicant: Mrs J Campbell

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. Dalham Parish Council object to the application, raising concerns about the form of the proposed extension obscuring the original historic function of the building. The application is recommended for approval.

Proposal:

1. Planning permission is sought for a first floor side extension to the eastern flank elevation. The extension would be sited directly above the existing single storey side element and would be characterised by a hipped roof that would be set down from the ridge of the main dwelling. The extension would provide an ensuite bathroom to one of the bedrooms

Application Supporting Material:

2. Information submitted with the application as follows:
 - Drawing No: 14-49
 - Site Plan

Site Details:

3. Dove Cottage is a two storey dwelling set well back from The Street, Dalham and a neighbouring dwelling which fronts the main highway. The property is characterised by a steep hipped roof and has had various extensions. The property has a long front garden and narrow path leading up to the house. The site falls within the conservation area and he

surroundings are characterised by a number of large dwellings that benefit from large curtilages and off road parking.

Planning History:

4. F/2003/247 | Partial demolition and rebuilding of existing dwelling, retaining timber framed dovecot - Refused
5. F/78/440 | Extension utility room - Approved

Consultations:

6. Conservation Officer: The proposed works involve the introduction of a first floor extension to an existing single storey side extension to an unlisted building located within Dalham's conservation area. Set back from the road to the rear of a number of buildings fronting onto The Street, Dove Cottage does not occupy a prominent position within the conservation area. As a result the proposed extension will have little impact on the character or appearance of the conservation area incorporating materials to match existing. I therefore have no objections.

Representations:

7. Dalham Parish Council: The Parish Council objects to this application because of the potential impact on the Dovecote. Dalham Parish Council believes that Dove Cottage's origins is that of an 18th Century Dove Cote and that there is possible visual evidence of the nesting boxes in the Estate agents details of it's recent sale in 2012. Dove Cottage still retains the distinctive external appearance of a dove cote of the 18th Century and the Parish Council would wish that the distinctive shape of the exterior remains clear and that any internal character features are protected. The Council is not sure from the planning application details supplied that the character features will be suitably protected. Dove Cottage is not listed (though the Parish Council thinks it should be) and would encourage Forest Heath to consult with English Heritage. Dalham Parish Council is not opposed in principal to Dove Cottage being extended, but feel that this planning application may obscure the original historic function of the building.
8. **Policy:** The following policies of the Forest Heath Development Plan have been taken into account in the consideration of this application:

Forest Heath Core Strategy (2010):

- Policy CS3
- Policy CS5

Joint Development Management Policies Document (2015)

- Policy DM17 – Conservation Areas
- Policy DM24 – Alterations or Extensions to dwellings

Other Planning Policy:

National Planning Policy Framework (2012):

- Core Principles
- Section 7: Requiring good design
- Section 12: Conserving and enhancing the historic environment

Officer Comment:

9. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Impact on Conservation Area and original dwelling
 - Design
 - Neighbour amenity
10. Development Management policy DM24 generally allows extensions to dwellings provided the extensions are in keeping with the character, size and design of the existing dwelling, does not result in overdevelopment of the curtilage, does not seriously affect neighbour amenities and is in keeping with the character of the area.
11. Policy CS5 of the Core Strategy (Design Quality and Distinctiveness) states all new development should be of a high quality design and reinforce local distinctiveness. Design that does not demonstrate regard to local context and fails to enhance the character and quality of the area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area.
12. The proposed first floor side extension would be sited directly above the existing single storey side element and would be flush with the existing walls. The proposed extension would be characterised by a hipped roof which would be set down from the ridge of the main dwelling by approximately 1.9 metres. The proposed extension would be finished in materials to match the existing dwelling and due to its limited scale and subservient appearance is considered not to have an adverse impact on the character and appearance of the main dwelling.
13. The application dwelling is set back a significant distance from the adjacent highway, and to the rear of a neighbouring building fronting The Street. It is considered although the proposed extension would be visible from the main highway, due to the limited scale of the extension and finished matching materials the extension would not be a prominent feature within the conservation area. The Conservation Officer supports the view that the proposed extension would not be a prominent addition and would not have an adverse impact on the character and appearance of the conservation area.
14. The application dwelling is positioned away from any neighbouring dwellings and due to the limited scale and height of the extension would not have an adverse effect on the light levels of the neighbouring

dwellings. The proposed extension would serve as a bathroom and therefore the windows would be obscure glazed and would not provide any form of outlook. The angle of the window when open would only enable the applicant to view into their own garden. It is therefore considered acceptable in terms of impact on amenity of neighbouring dwellings.

Conclusion:

15. 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:

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

1. Time limit
2. Compliance with plans
3. Materials to match

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=NDHBIJPD03F00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY