St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/56

Development Control Committee Report 1 October 2015

Planning Application DC/15/1441/HH
3 Clopton Park, Wickhambrook

Date Registered:	27 July 2015	**Expiry Date:**	21 September 2015
Case Officer:	Aaron Sands	**Recommendation:**	Grant
Parish:	Wickhambrook	**Ward:**	Wickhambrook

Proposal: Householder Planning Application - single storey side extension, two storey rear extension and garage conversion including extension to from 'granny annexe'

Site: 3 Clopton Park, Wickhambrook CB8 8ND

Applicant: Mr & Mrs Keith Dailey
Agent: KJ Architects – Mr Keith Johns

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:
Email: aaron.sands@westsuffolk.gov.uk
Telephone: 01284 757355

Background:

This application is referred to the Committee due to the interest shown by Councillor Clive Pollington as the neighbour to the property and, following advice from the Legal Officers in relation to Cllr. Pollington's stated position, in the interests of openness and transparency.

Wickhambrook Parish Council objects on the grounds of overdevelopment. In ordinary circumstances the application would first have been presented before the Delegation Panel, but in the circumstances it was considered reasonable to present this matter direct to the Committee.

The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for the erection of a single storey side extension and a two storey rear extension to the host dwelling. The proposal also includes the conversion of a detached garage into an annexe and a single storey rear extension to the garage to facilitate this conversion. The single storey side extension to the dwelling measures 2.7 metres in depth and 6.2 metres in depth. It has a flat roof and approximately 3.2 metres in height.

2. The two storey rear extension 5.2 metres in width and 5.6 metres in depth. It measures approximately 8.2 metres in height to the ridgeline and 5.2 metres to the eaves, matching the roof form of the existing two storey rear wing. It is located on the site of an existing conservatory that is to be removed to accommodate the extension.

3. The garage extension is 2.8 metres in depth and 3.2 metres in width. It features a flat roof at approximately 2.5 metres in height. The existing garage doors are to be blocked up and replaced by a pair of windows.

Application Supporting Material:

4. Information submitted with the application as follows:
   - Application Form
   - Planning Statement
   - Existing Floor Plans (Drawing no. 001)
   - Existing Elevations and Site plans (Drawing no. 002 rev A)
   - Proposed Floor Plans (Drawing no. 003)
   - Proposed Elevations and Site Plans (Drawing no. 004 rev A)

   Subsequent information received incorporated the following:
   - Existing Sunlight diagrams
   - Proposed Sunlight diagrams
   - Justification Statement
   - Proposed Elevations and Site Plans (Drawing no. 004 rev B)

Site Details:

5. The site comprises a two storey detached dwelling located in the designated Countryside and built on the site of a former Transport Yard. The property is located in a spacious plot with a double garage to the front and further provision for parking to the front. The boundary is marked by a brick wall to the front and a close boarded fence approximately 2 metres in height to the rear and sides. The properties along this road feature a mix of materials and forms but share a similar scale the size of the plot.

Planning History:

6. E/99/2567/P - Outline Planning Application - Nine houses and access (following demolition of warehouses and dwelling) as amended by drawing No. 2030/A received 15th March 2000 indicating reduction in number of dwellings, by letter and plan received 6th April 2000 indicating revised indicative layout, alterations to site boundary to south and inclusion of area of open space to west, by letters and plans received 12th May 2000 indicating realignment of access, and by letter and plan received 9th August 2000 indicating access arrangements amended. Granted 26/07/2001

7. SE/01/1861/P - Submission of Details - Erection of 9 dwellings and garages, construction of new vehicular access and stopping up of existing vehicular access as amended by letter and plans received 19th July 2001 indicating revised detail to Plot 3 and alteration to boundary wall at Plot 8. Granted 26/11/2001

8. SE/07/1084 - Planning Application - Erection of conservatory to side/rear elevation. Granted 08/08/2007.

Consultations:

9. Environment Team: No objection, advisory informatives to be included

10. Highway Authority: No objection subject to conditions

Representations:

11. Parish Council: Objection on the grounds of overdevelopment and adverse impact to the character of the area.

12. Ward Member (Councillor Pollington): Objection to the proposal on the grounds of overdevelopment, parking, loss of amenity and harm to the character of the area. *Note: Cllr. Pollington owns the neighbouring property at No. 2 Clopton Park and his comments are made as a neighbour.*

13. Six representations received incorporating the following points:
    - Overdevelopment of the site
    - Amenity impacts due to loss of light, overshadowing and overlooking
    - Impacts to character of the area
    - Loss of parking
    - Inappropriate design

    The following points have been raised that are not material planning considerations:
    - Effect on property values
    - The annexe could be used as a new dwelling in the future

    One anonymous representation incorporating the following points:
    - Amenity impacts due to loss of light and overshadowing
    - Overdevelopment
    - Setting a precedent *(it should be noted that each application is taken on its own merits and the provision of one garage conversion does not mean that others will be granted consent if there are concerns raised by the application)*

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:

14. 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)
    - Policy DM46 (Parking Standards)

15. St Edmundsbury Core Strategy December 2010
    - Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

16. National Planning Policy Framework (2012)

Officer Comment:

17. The issues to be considered in the determination of the application are:
    - Principle of Development
    - Design and Form (including impact on character and setting)
    - Impact on Neighbours

<u>Principle of Development</u>

18. Applications of this nature are directed by policies DM2 and DM24. Policy DM24 in particular recognises that many people wish to extend and alter their properties and provide annexes within their property boundaries. Proposals of this nature must indicate that they are respectful of the character of the dwelling and the area. Development must also be mindful of the amenity of neighbouring areas and residents and ensure that they

will not be adversely affected. For those proposals in the Countryside development will also need to indicate that it is subservient to the host dwelling and, for annexes, will need to be capable of integrating back into the use of the host dwelling when the need has ceased. There is clear indication within the policies that the principle of the development is acceptable subject to the details meeting the appropriate tests as set out above.

Design and Form (including impact on character and setting)

19. The proposed two storey rear extension is proposed in similar materials to the host dwelling and mirrors the roof form of the existing rear wing. It is located in such a way as to be screened from the public domain by the host dwelling and is set below the height of the existing ridgeline to highlight subservience. These features tie the extension into the host dwelling and indicate its deferential nature to the host dwelling. Similarly, the side extension with its matching materials and modest projection also shows deference to the host property. This side extension is screened by the existing garage and the fence to the boundary.

20. The conversion of the garage also includes a modest single storey rear extension located along the boundary and screened by both the dwelling and the boundary treatment. Policy DM24 requires that annexes are no larger than required in order to meet their needs and it is considered that this modest extension to the existing garage space in conjunction with the conversion to an annexe would be compliant with the policy. This street is characterised by spacious properties and detached garages. While the proposal does introduce an alternative use for the outbuilding its subservient scale and nature and the lack of a defined boundary between the annexe and the host dwelling will allow the two buildings to appear and be read as one property, thereby respecting the character of the area. It is considered that the annexe, noting its capability to be converted back to either a garage once it is no longer required, or else retained and thereafter used for other purposes ancillary to the dwelling (storage, games room, office etc.), ensures that the proposal complies with the provisions of Policy DM24.

Impact on Neighbours

21. A number of objections have been received in relation to the application as summarised above. The application site is bordered by four neighbours, though two to the rear are well screened by substantially developed trees and are so unlikely to be able to view the site except through glimpses between the trees such that no concerns whatsoever exist about the impacts upon them.

22. The remaining two properties, numbers 2 and 4 Clopton Park have expressed concerns relating to a number of points. Number 2 has raised the issue of loss of light and states that the two storey rear extension will have a harmful effect to their amenity by way of overshadowing. The agent has submitted shadow diagrams that indicate the proposed works are unlikely to overshadow the neighbouring properties except for those

late months, predominantly mid-September through to February, in the evening or early morning. It is considered that this shading, noting the time of year, would not be materially harmful to the amenity of the adjacent properties as the shadows largely appear to be introduced by the existing dwelling in any event, rather than by the proposed extension, as the sun moves closer to the horizon.

23. The rear extension is otherwise considered to be proposed a sufficient distance (approximately 8 metres) from the closest neighbouring property such that it cannot reasonably be considered that there will be any adverse amenity impact arising from any overbearing appearance, noting the scale and distances involved.

24. The issue of overlooking has been raised by number 4 in relation to the single storey side extension. This is a modest extension located close to the boundary on the site of an existing outbuilding. While there is a window that faces number 4 there is existing boundary treatment in the form of a fence that would screen the site from overlooking views. Additionally the room is a utility room and, while it may see a reasonable level of traffic it is not a room that would be in prolonged use thereby significantly reducing any impacts. It is therefore considered that the proposal would not have an adverse impact the amenity of nearby residents and is compliant with those policies that seek to protect this.

Conclusion:

25. 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:

It is **RECOMMENDED** that planning permission be **Approved** subject to the following conditions:

1. 01A – Time Limit details
2. 14FP – Accordance with approved plans
3. 04I – Materials to match existing dwelling
4. 08C – Annexe not to be separate from dwelling
5. 18AA – Parking/Manoeuvring to be provided and retained

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=summary&keyVal=NRMQ6LPDJ9Q00

Case Officer: Aaron Sands Date: