



## Committee Report

**Planning Committee South – 22 November 2022**

**Application no** DC/22/3341/FUL

**Location**

73 Playford Road  
Rushmere St Andrew  
Ipswich  
Suffolk  
IP4 5RJ

**Expiry date** 16 October 2022

**Application type** Full Application

**Applicant** Mr & Mrs Alsop

**Parish** Rushmere St Andrew

**Proposal** To construct a single storey conservatory extension to the rear of the property.

**Case Officer** Freya Carroll  
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### 1. Summary

- 1.1. Planning permission is sought for the construction of a single-storey rear conservatory style extension at 73 Playford Road in Rushmere St Andrew. The application site is located within the Kesgrave/Rushmere St Andrew (South) settlement boundary. Planning permission is required as the proposed structure does not meet the criteria for Permitted Development under the GDPO.
- 1.2. The applicant is a close relative to a member of staff at East Suffolk Council; therefore, the application will be determined by the Planning Committee, in accordance with the scheme of delegation.
- 1.3. The application accords with planning policy, the land is not owned by the district council and in terms of consultation responses received, the Parish Council does not object, the

ward member has not commented and there have been no objections from statutory consultees.

## **2. Site Description**

- 2.1. 73 Playford Road is a two-storey chalet bungalow style dwelling located on the northern side of Playford Road, just north of the A1214. The property is located within the north-western end of the Kesgrave/Rushmere St Andrew (South) settlement boundary. The property is surrounded by a variety of dwellings, of varying scale and design.
- 2.2. The rear of the property abuts an area of Recreation and Open Space and the front elevation of the dwelling overlooks Playford Road. The property is finished in render with horizontal cladding above. There is a single storey attached garage with an asymmetric roof design, located on the southwestern side of the dwelling that projects approximately 5m into the rear curtilage of the property.

## **3. Proposal**

- 3.1. The proposal is to construct a single storey conservatory extension to the rear of the property. The extension will be approximately 5m in depth and 4m in width with an overall height of approximately 3.1m.

## **4. Third Party Representations**

- 4.1. There were no third-party comments received.

## **5. Consultees**

### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Rushmere St Andrew Parish Council	1 September 2022	20 September 2022
Summary of comments: Rushmere St Andrew Parish Council recommends APPROVAL of this application		

## **Publicity**

None

## **Site notices**

General Site Notice

Reason for site notice: General Site Notice

Date posted: 15 September 2022

Expiry date: 7 October 2022

## **6. Planning policy**

National Planning Policy Framework 2021

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

## **7. Planning Considerations**

### Design and Visual Amenity

- 7.1. Policy SCLP11.1 (Design Quality) sets out that the Council will support locally distinctive and high-quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.
- 7.2. It is considered that the proposed conservatory extension is of an appropriate design and scale in comparison to the existing dwelling. The extension is modest in scale and the grey UPVC windows and doors will be in keeping with the grey cladding located on the rear of the main dwelling and the existing garage adjacent.
- 7.3. The proposed extension respects the curtilage size of the dwelling, extending modestly from the rear by 5 metres onto an existing patio area. The extension is modest in height, with an orangery style roof and lantern top glazed unit, measuring approximately 3.1m in overall height. The glass style roof of the proposed conservatory will be just under half a metre higher than the roof of the existing side garage.
- 7.4. The extension will be obscured from the public realm by the massing of the existing dwelling and therefore it is considered that it would not adversely impact the character and appearance of the surrounding area or street scene. The curtilage space will comfortably allow for the extension without resulting in overdevelopment or being overbearing to neighbouring properties. The proposed conservatory compliments the character of the existing dwelling and would not cause harm to the surrounding area.

### Residential Amenity

- 7.5. Policy SCLP11.2 (Residential Amenity) states that the Council will regard how developments will protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development
- 7.6. Given the location, scale and design of the conservatory extension, it is judged that the amenities of the neighbours will be left largely unaffected. There will be approximately 5m of retained curtilage space between the conservatory's north-eastern elevation and No. 75 Playford Road. Given this distance and the modest height of the proposed conservatory

there will be no harmful overshadowing impacts created by the construction of the proposal. In terms of the neighbour to the southwest, No. 71, the application property's existing garage will screen the majority of the proposed extension from this neighbouring dwelling.

- 7.7. The proposed conservatory will acquire the same overlooking opportunities as those retained by the existing property. These overlooking opportunities will be mostly of the dwelling's own rear curtilage and will remain at ground floor height.

## **8. Conclusion**

- 8.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies listed above and the relevant provisions of the National Planning Policy Framework.

## **9. Recommendation**

- 9.1. It is recommended that planning permission be granted subject to the conditions below.

### **Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 3227038/1, 3227038/2, 3227038/3 and Block Plan received 22 August 2022, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

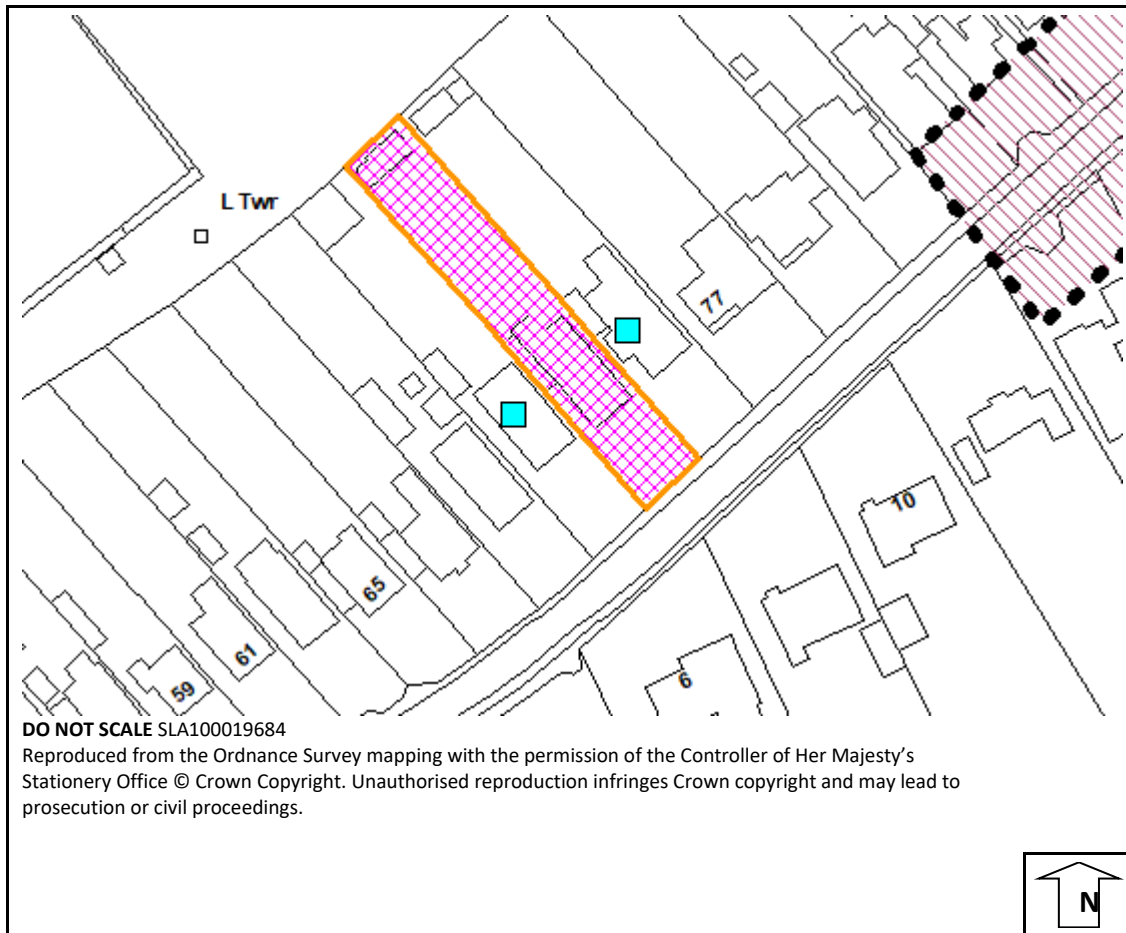
### **Informatives:**

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





## **Background information**

See application reference DC/22/3341/FUL on [Public Access](#)

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support