

Item:

DC/20/4597/FUL

Proposed two storey & single storey extensions and alterations. Repositioning of cartlodge (previously approved) and new vehicular access.

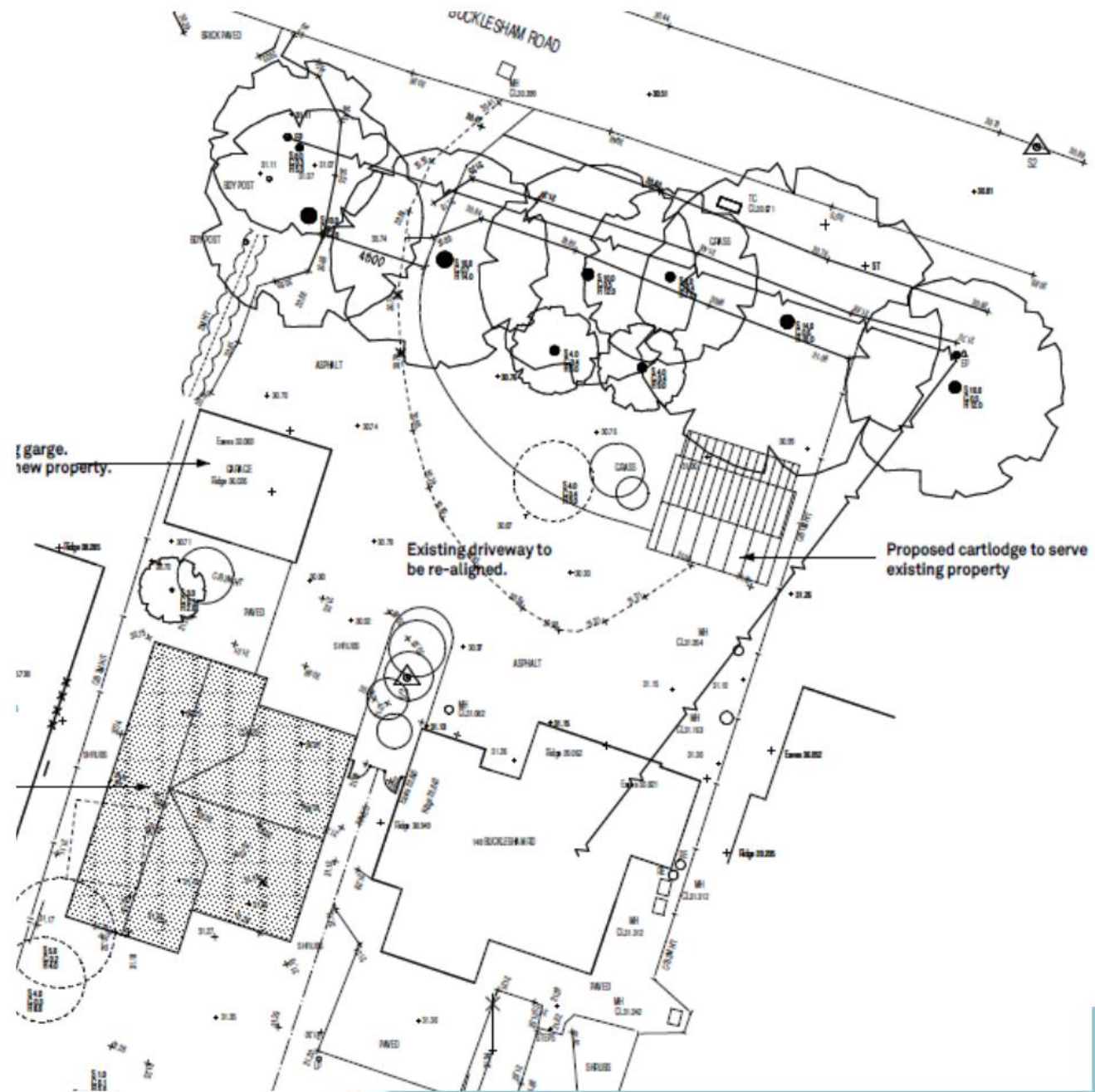
148 Bucklesham Road, Purdis Farm, IP3 8TZ



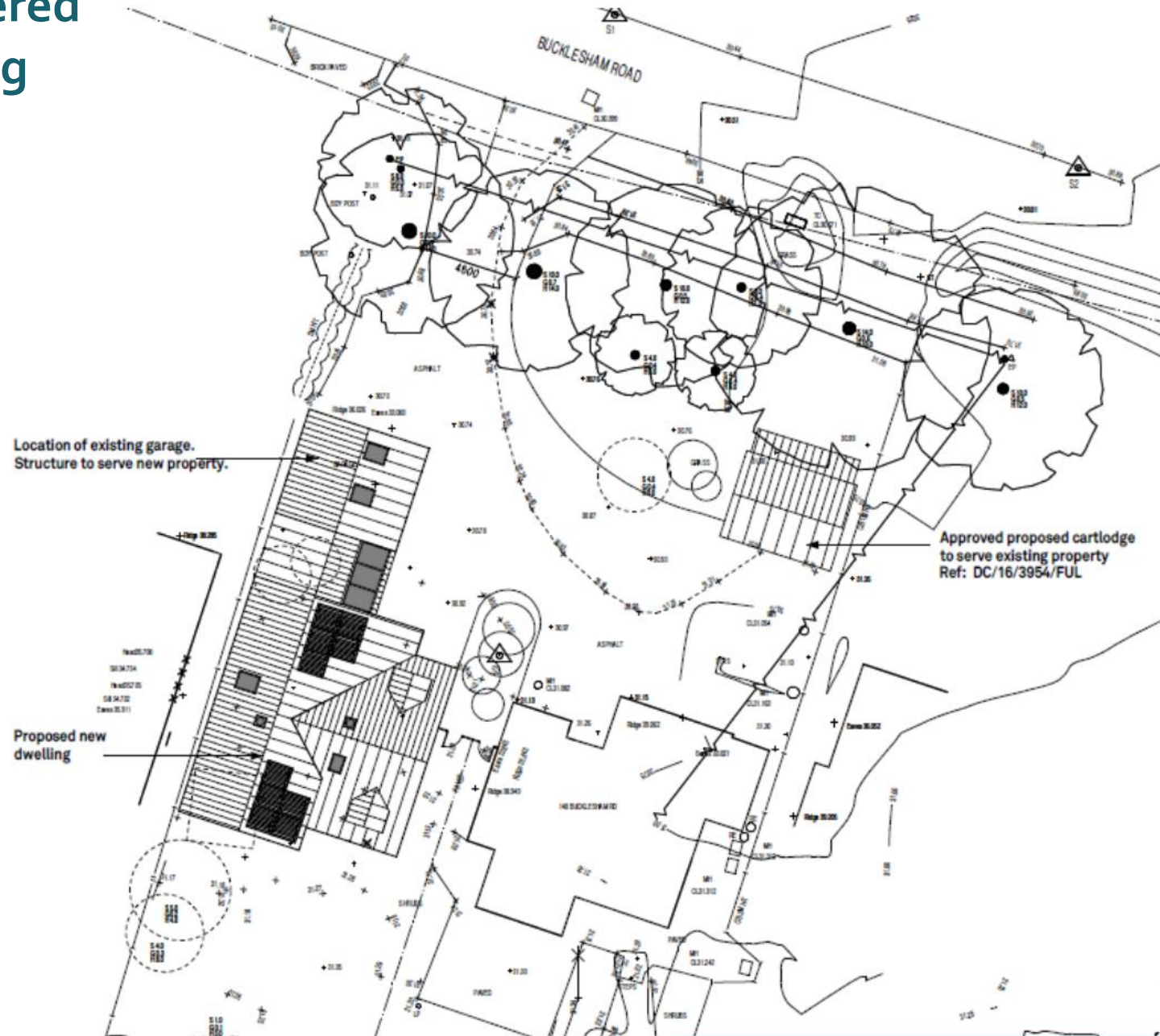
Site Location Plan



Approved dwelling and shared access



Currently considered proposed dwelling VOC Application



Proposed Block Plan



[Link to Recommendation](#)

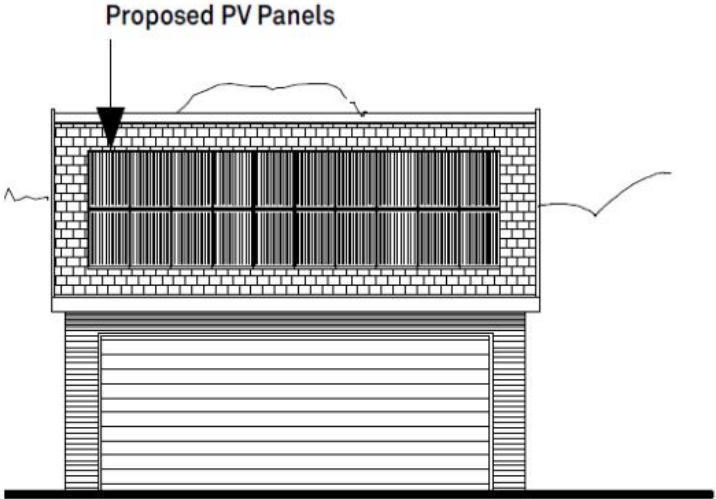
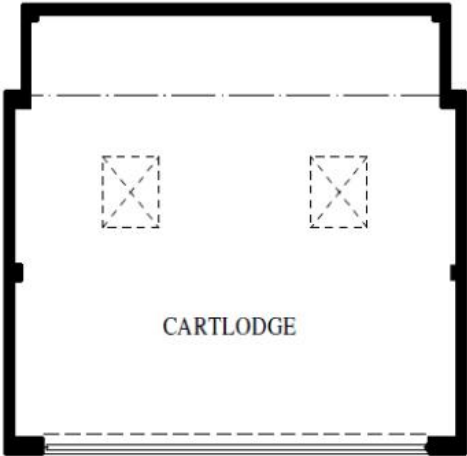
Photographs



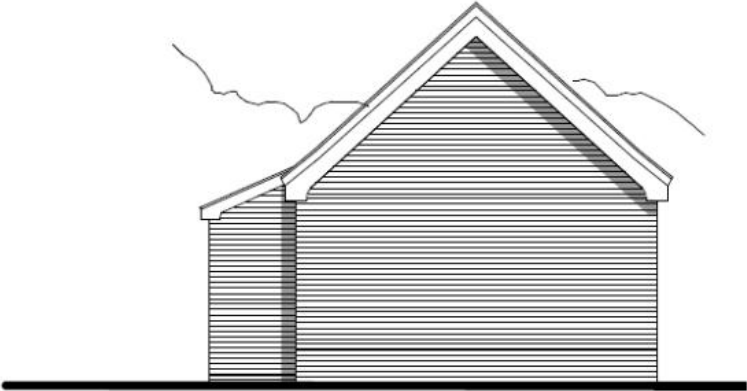
Photographs



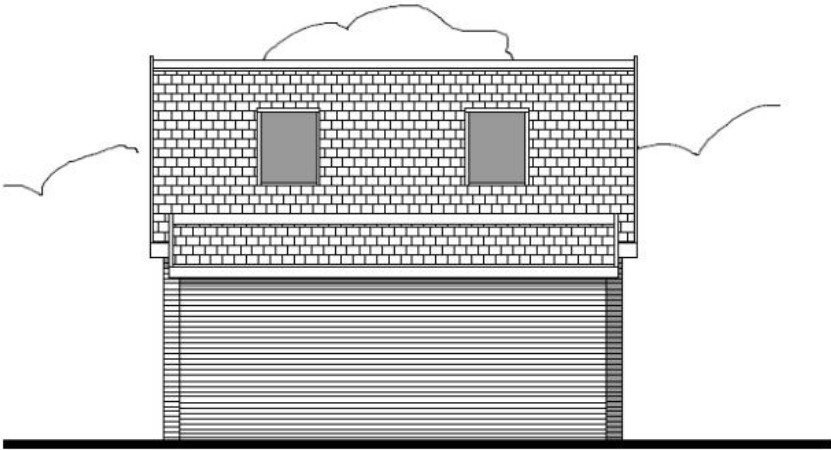
Proposed Garage



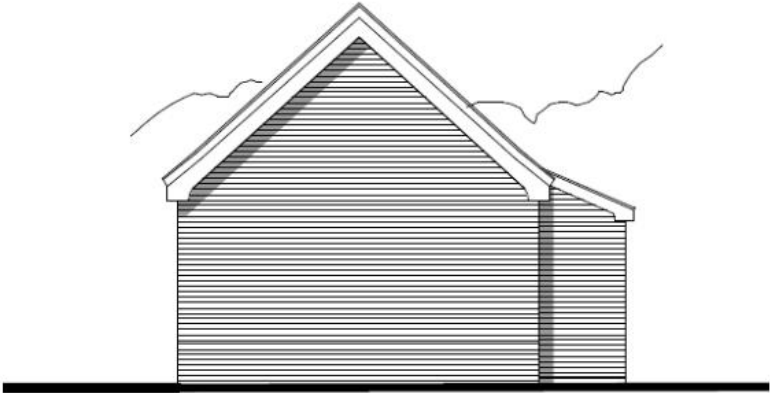
South Elevation



West Elevation



North Elevation



East Elevation

Photographs



Photographs



Photographs



Photographs



Existing Elevations

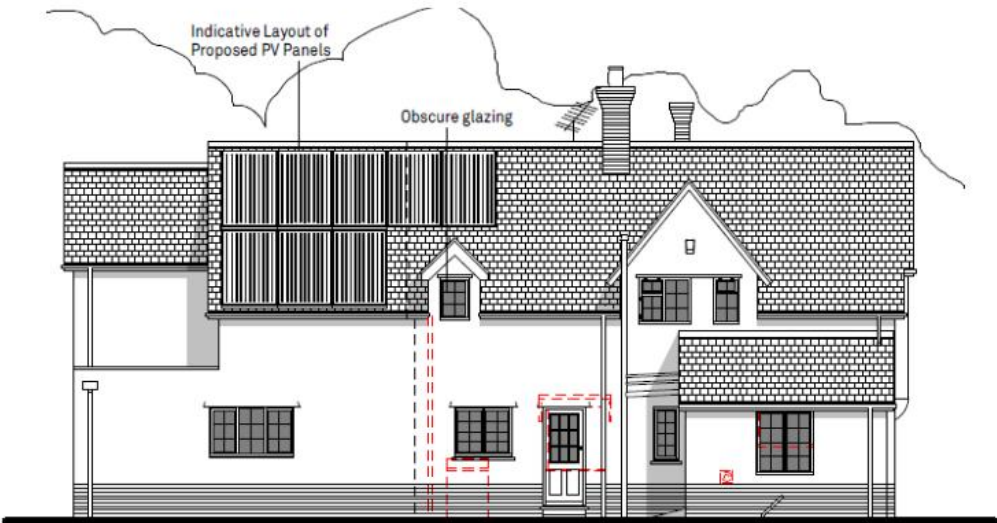


South Elevation

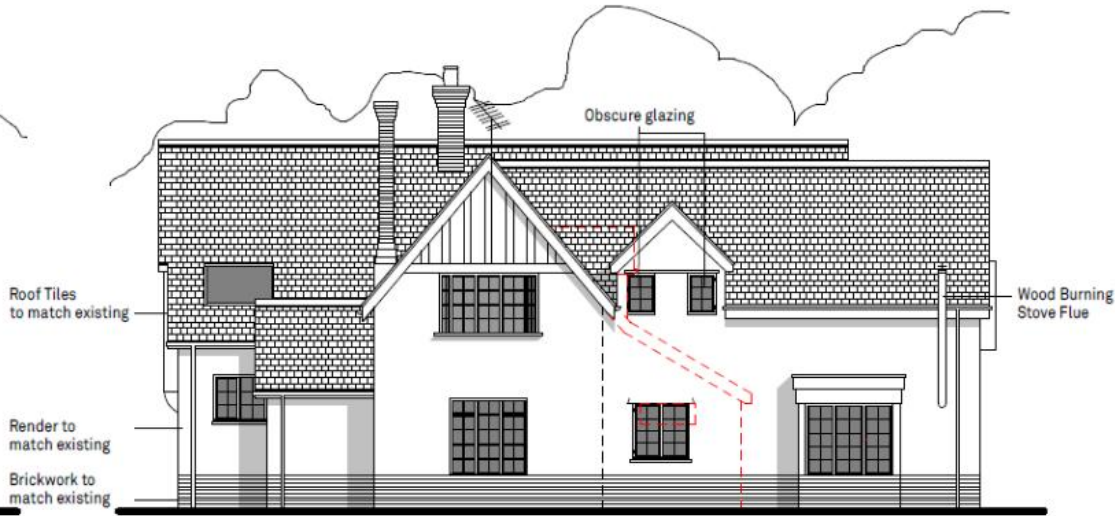


West Elevation

Proposed Elevations

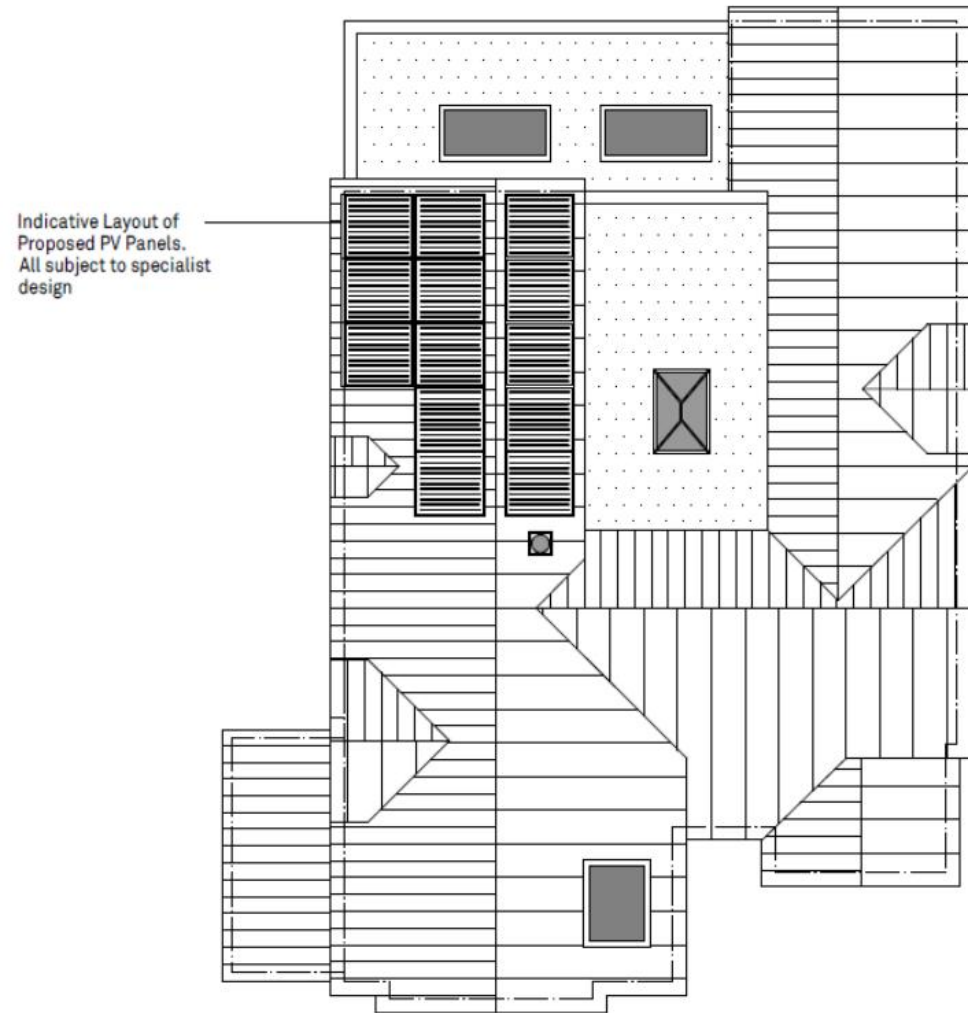


South Elevation



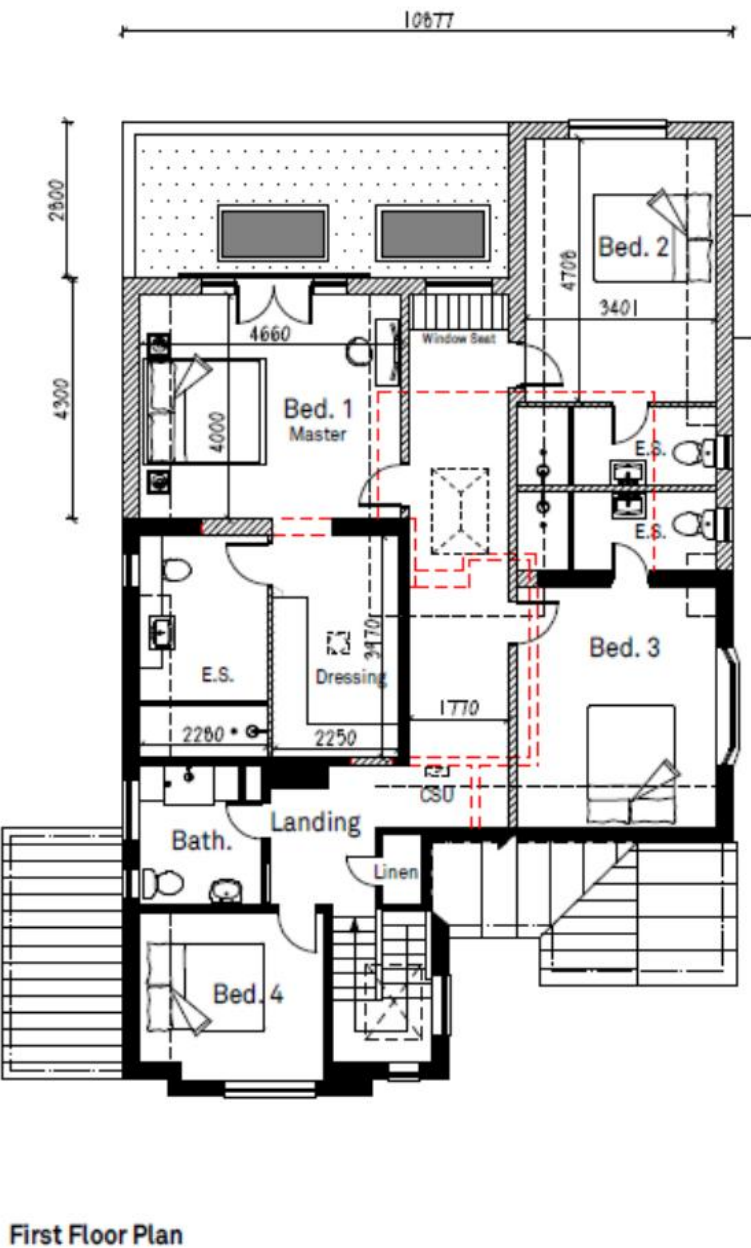
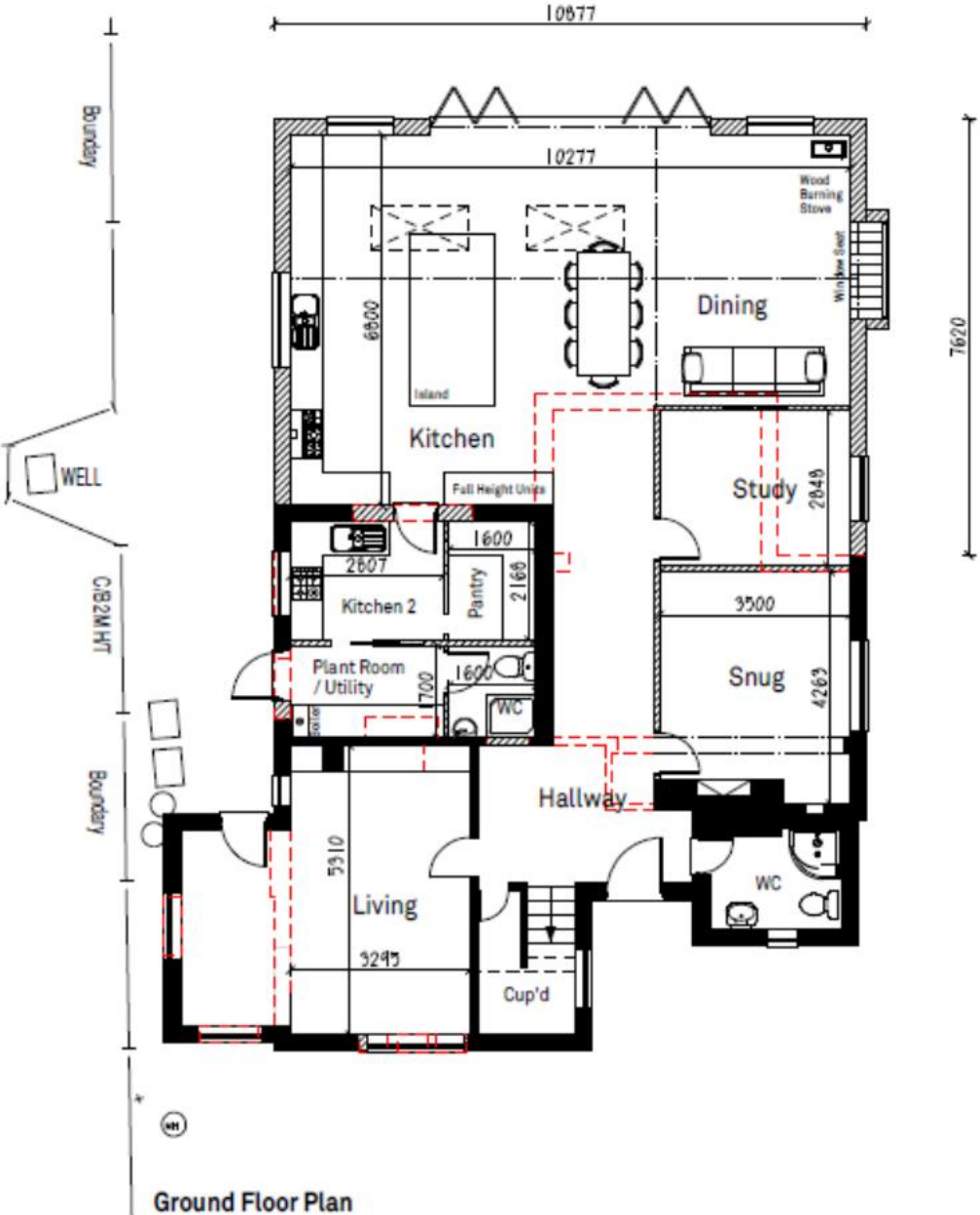
West Elevation

Proposed Floor Plans



Roof Plan

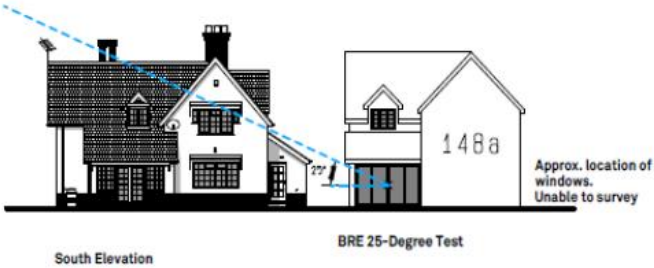
Proposed Floor Plans



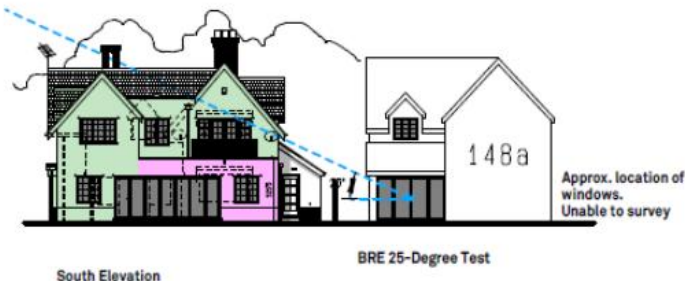
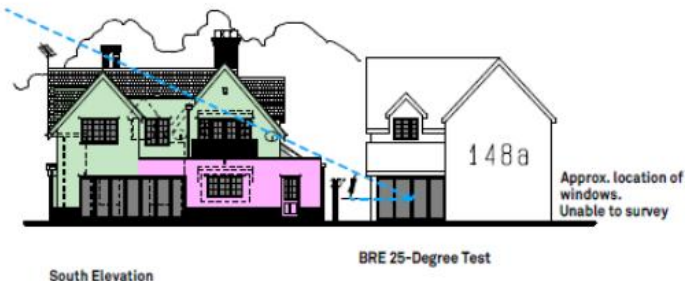
Access to Light



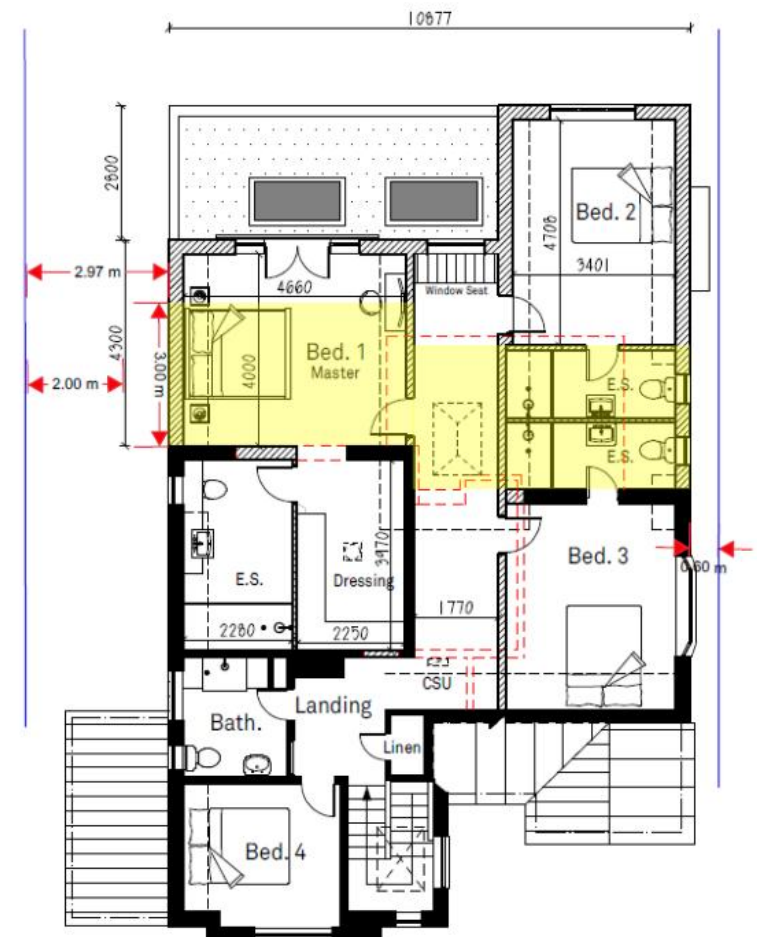
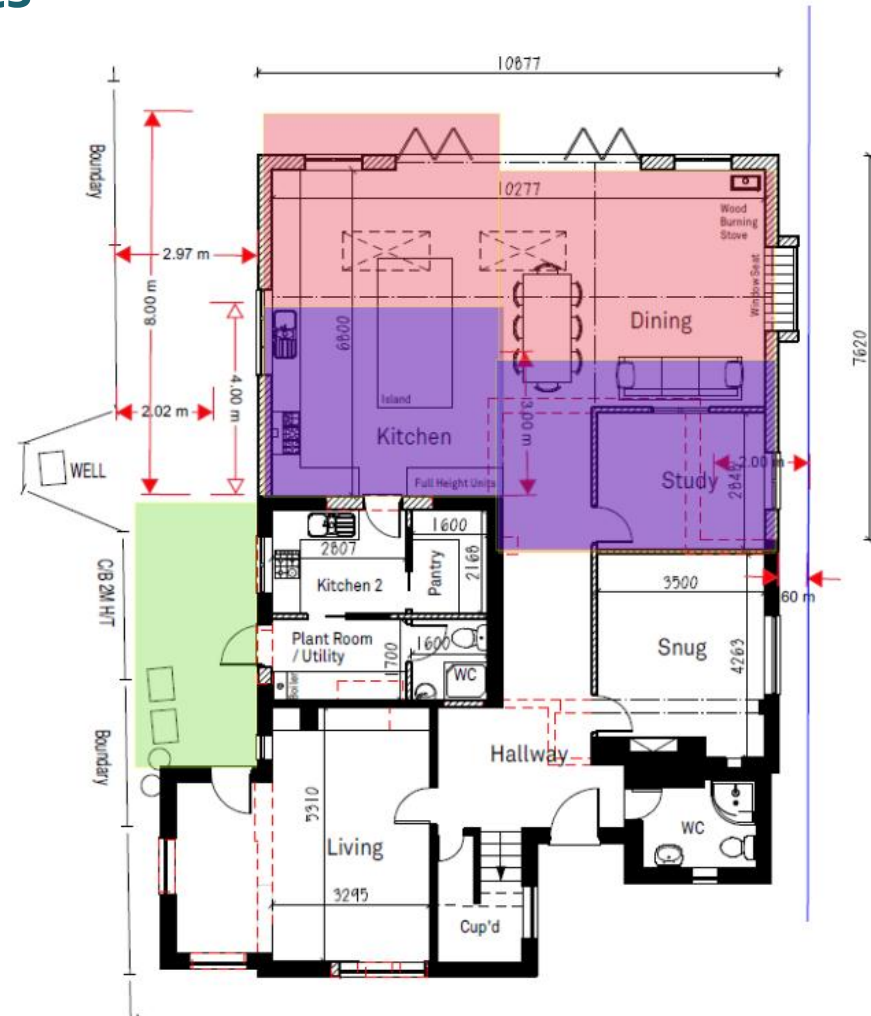
Access to Light



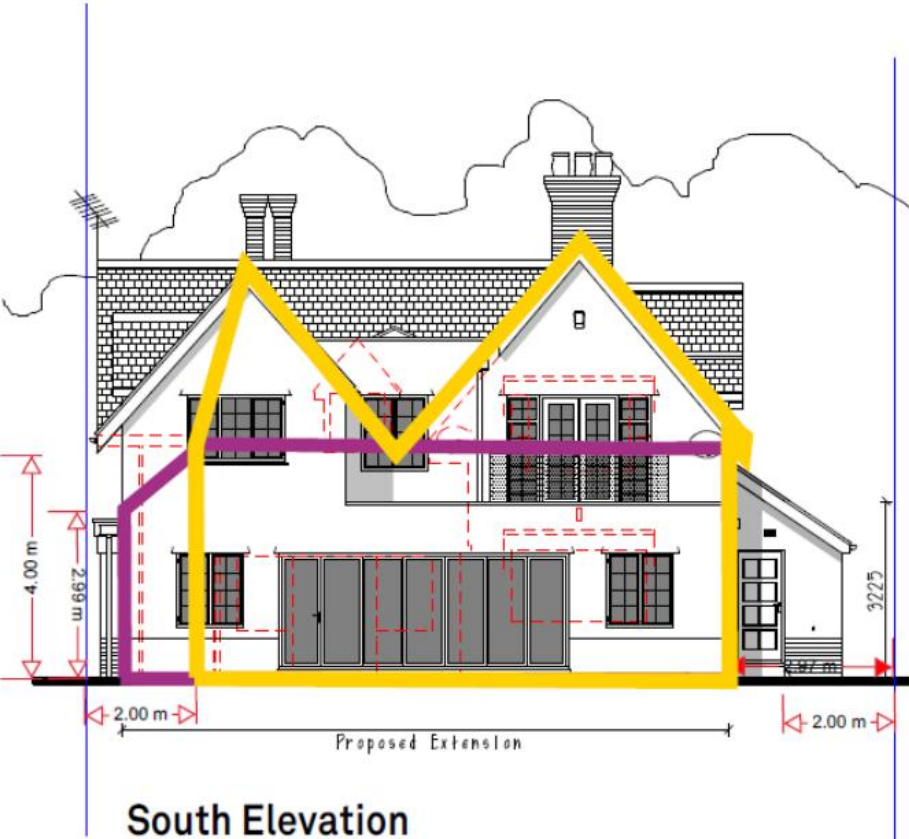
Access to Light




Permitted Development Rights



Permitted Development Rights




Key Considerations

- Design
 - Residential Amenity
 - Highway Safety
- 
- A teal-colored decorative shape in the bottom right corner of the slide, consisting of a series of parallel lines that create a sense of depth and movement, resembling a stylized wave or a modern architectural element.

Recommendation

Approve subject to controlling conditions summarised below and set out in full in the report:

- Standard time limit
 - Compliance with approved plans
 - Materials as indicated in the application
 - Highways – Access
 - Landscaping – Root protection
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.

Planning application – DC/20/4597/FUL

Comments by Mr and Mrs R Prime – 27 April 2001

Key points – Scale and effect on our amenity

- Scope and significant scale of revised extension (see Appendices for visual support)
 - c.75-80% increase in length of east elevation (facing us) of subject property;
 - Importantly, from our breakfast room windows – length increase is c.100% increase at two storey level and c.180% at single storey – see Appendix 1 in particular;
 - Planning officer comments in section 6.4 *"just meets the 45 degree light test"* –applicant's drawings actually show only French doors have an unblighted view – there are no bifold doors in our kitchen/breakfast room as drawn – all 7 windows blighted – see Appendix 3 and 4;
 - Permitted Development - 4.3m vs 3m – it is a 43% increase and material – see Appendix 1 and 2. 3 metres PD at the south east corner would still leave a c.7 metre room length at first floor level. Note PD would not allow access changes/cartlodge;
 - Tunnel effect – section 6.5 of Case Officer's Report:
 - ✓ This east elevation extension affects a south facing bedroom on that side next to the boundary and a west facing lounge window – not referred to; and
 - ✓ Re: the statement made by planning officer - our property has not been extended on this side.

Key points - Process

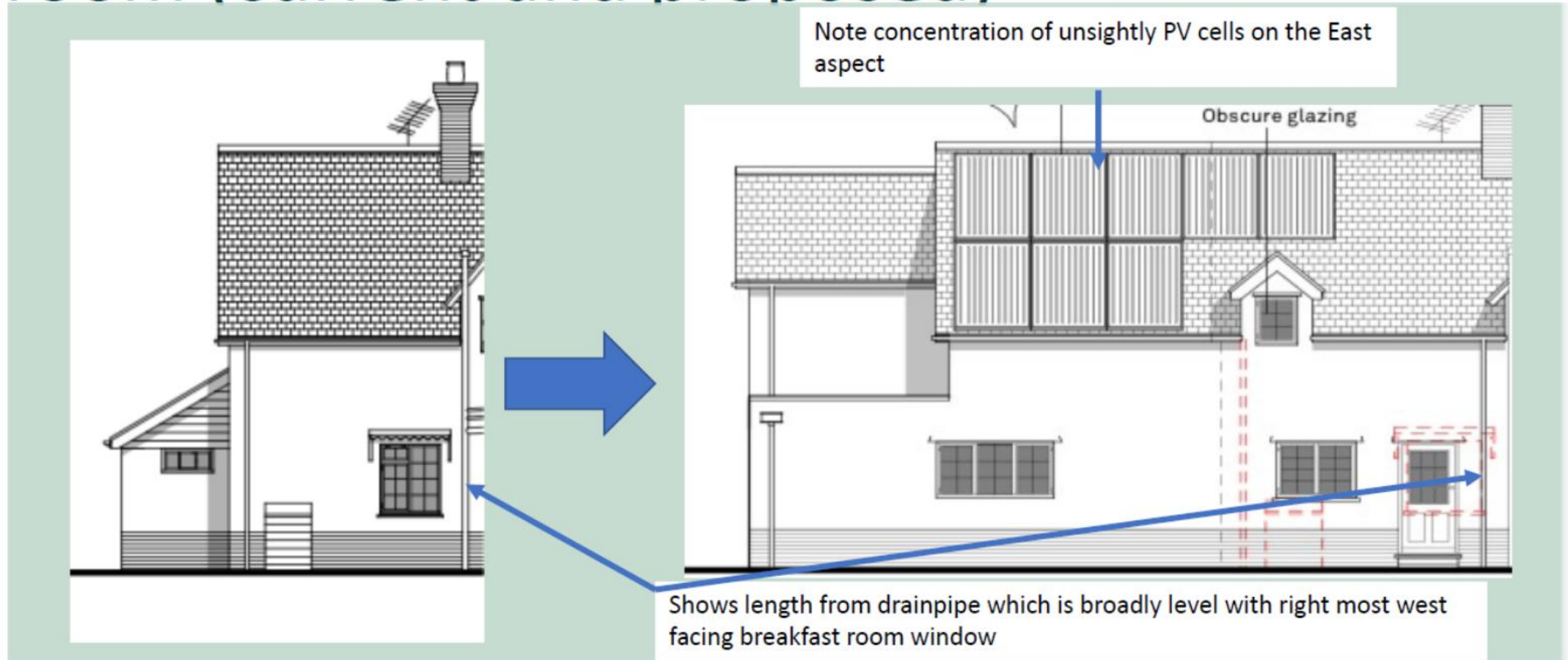
➤ Process

- Four separate applications to ESC in the last 13 months (TPO enabling works, DC/20/3438/FUL, DC/20/4597/FUL and DC/21/0898/VOC);
- Submitted applications for DC/20/4597/FUL and the VOC have been revised after submission, without a full new application being submitted;
- All proposals fall in the same redline and inter-relate to each other;
- We have had to respond through statutory process as no consultation outside of this;
- Only in the last 7 days before committee has a drawing showing the consolidated proposals (accuracy to be verified) been posted;
- In our view the process would have benefited from this being available at the outset.

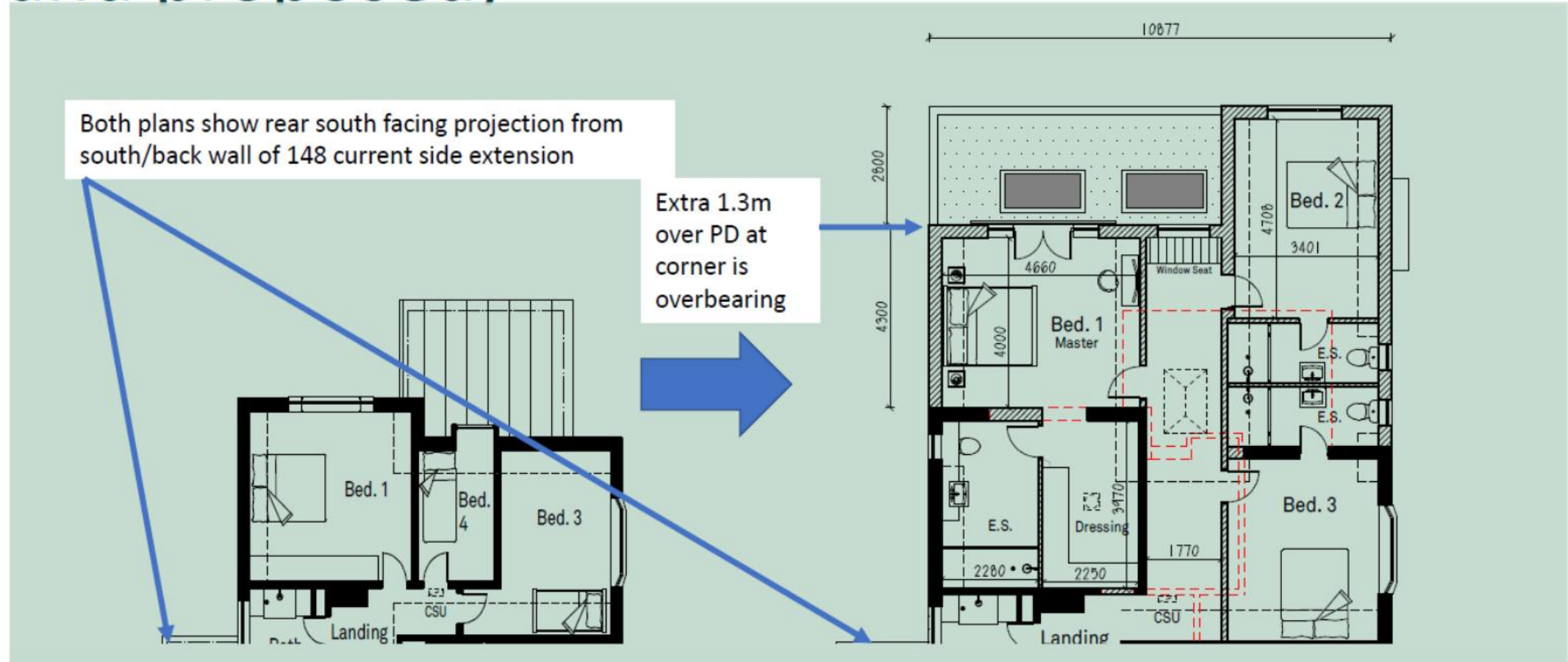
Summary and Conclusion

- Given the substantial scale of the extension, and as demonstrated its effect on us and our amenity, we believe this application should be rejected for this reason alone;
- The process followed, current minimum compliance at best with the 45 degree rule and raising of permitted development as a fallback, seems to position the effect on our amenity as secondary;
- In saying the scale of the proximate extension is our main objection, we also draw the committee's attention to the other elements of this application we have objected to (effect on street scene and overcrowding/overdevelopment) and the presence of the other application as proposed to be amended by the VOC.

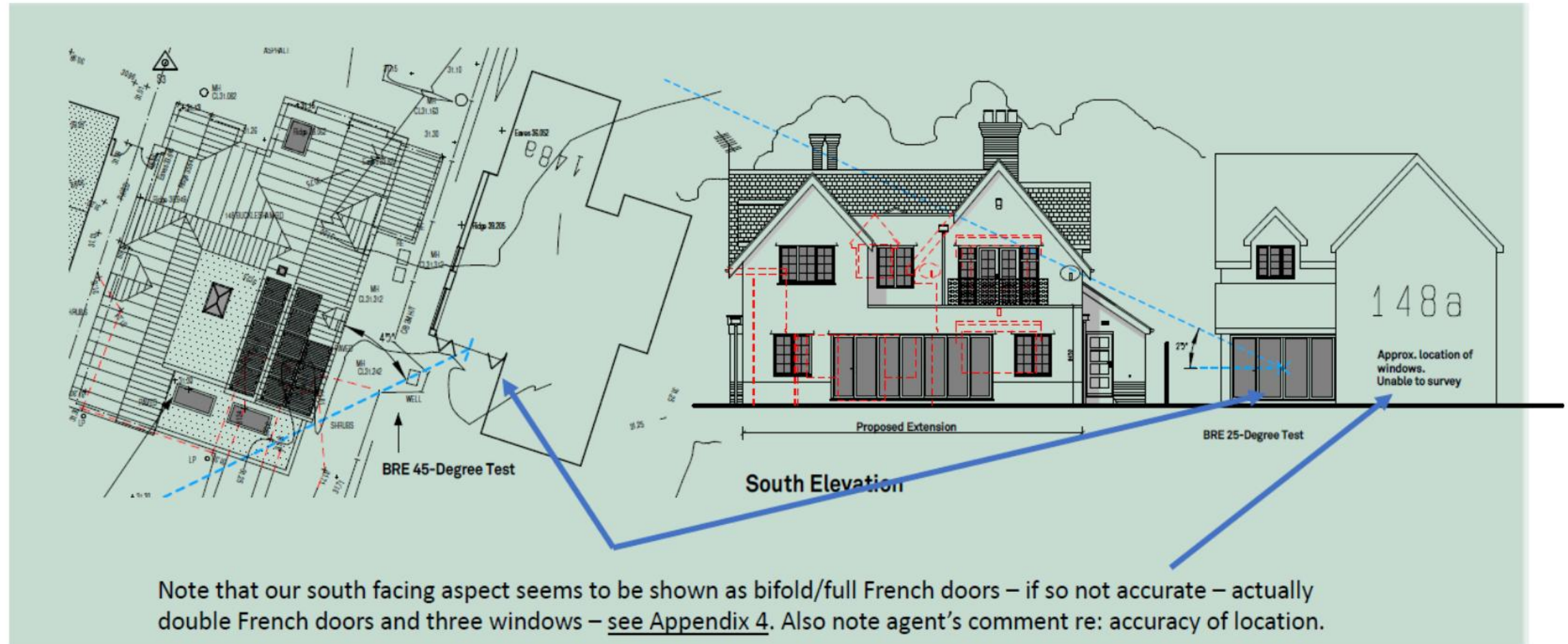
Appendix 1 – Our West aspect from breakfast room (current and proposed)



Appendix 2 – Overall property size (current and proposed)



Appendix 3 – 45 degree rule



Appendix 4 – 45 degree rule (continued)



Double aspect breakfast room windows total 3 south facing and 4 west facing – note that as the 45 degree rule in Appendix 3 is drawn all 3 south facing and 4 west facing windows are blighted

Seating area in breakfast room and all windows would therefore be fully obscured as drawn by applicant

Approximate mid point showing all windows blighted as French doors form entry/egress only

Thank you

Planning Committee – 27 April 2021 DC/20/4597/FUL