



Committee Report

Planning committee - 11 June 2024

Application no DC/24/1001/FUL

Location

32 Mount Pleasant
Halesworth
Suffolk
IP19 8JF

Expiry date 13 May 2024

Application type Full Application

Applicant Mr Peter Bromfield

Parish Halesworth

Proposal Single storey side extension

Case Officer Annabelle Greenwood
01502 523019
annabelle.greenwood@eastsoffolk.gov.uk

1. Summary

- 1.1. This application is for a single storey side extension to 32 Mount Pleasant. The extension is acceptable in terms of design and amenity in accordance with the Development Plan and therefore recommended for approval.
- 1.2. The application is being presented to Planning Committee due to the property being in East Suffolk Council ownership.

2. Site Description

- 2.1. 32 Mount Pleasant is a single storey, end of terrace bungalow located within the settlement boundary of Halesworth. The property is located within a built-up residential area, fronting Mount Pleasant to the north. Located to the east of the application site is the adjoining terrace house 33 Mount Pleasant. To the south of the site is neighbouring property, 6 Parry Closes' Garden, beyond this lies a railway line. Sharing the western boundary of the application site is an area of overgrown land, which also lies within the ownership of East Suffolk Council.

3. Proposal

3.1. The application seeks the approval for a single-storey side extension to 32 Mount Pleasant.

4. Consultations

4.1. No third-party representations received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Halesworth Town Council	25 March 2024	24 April 2024
Summary of comments: The Planning & Highways Committee of Halesworth Town Council have no objections to this application.		

5. Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	4 April 2024	25 April 2024	General Site Notice

6. Planning policy

National Planning Policy Framework 2023 (NPPF)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

Policy HAL.DH1: Design (Halesworth Neighbourhood Plan, 'Made' February 2023)

7. Planning Considerations

7.1. Policy WLP8.29 Design states that '*Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should: Demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness; Respond to local context and the form of surrounding buildings in relation to the overall scale and character, layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular. Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development.*'

7.2. The proposed single-storey side extension will extend out from the west elevation of the property and have a width and depth of approximately 5m. The height of the eaves will measure approximately 2.5m and the pitch 3.9m, sitting visually recessive to the dwelling.

The proposed materials comprise of face brickwork to the walls and slate to the roof. The proposed materials are acceptable and relate well to the building and its context.

- 7.3. With the extension proposed on the west elevation of the property, and 32 Mount Pleasant being the end of a row of terrace bungalows, with unoccupied land to the west of the application site, there will be no harm to neighbouring amenity. As the extension is single storey the proposed windows will be at ground level, there will be no harmful overlooking. Therefore, it is considered that the proposed extension would have no adverse impact on neighbouring amenity and is in accordance with Policy WLP8.29

8. Conclusion

- 8.1. In conclusion, the proposed single storey side extension does not have any impact on neighbouring amenity and is sympathetic to the character of the building and wider street scene. Therefore, the proposal complies with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

- 9.1. Approve with conditions.

10. 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 Site and Proposed Block Plan (GDS17233/35), Existing and Proposed Floor Plans (GDS17233/33) and Existing and Proposed Elevations (GDS17233/31); received 18 March 2024;, 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.

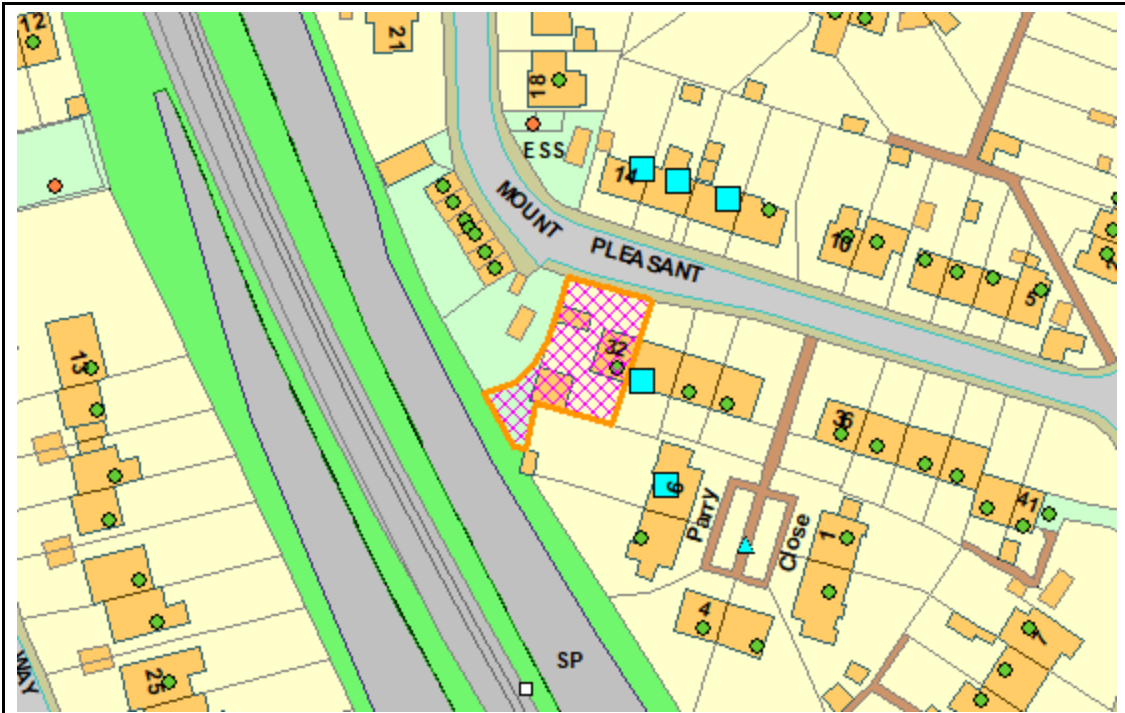
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

11. Background information

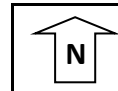
See application reference DC/24/1001/FUL on [Public Access](#)

Map



DO NOT SCALE AC0000814647

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Key



Notified, no comments received



Objection



Representation



Support