



Planning Advisory Panel – SOUTH (14 April 2020)

Delegated Report

Application no DC/20/0745/FUL

Location

14 Carlford Close
Martlesham Heath
Martlesham
Suffolk
IP5 3TB

Expiry date 19 April 2020

Application type Full Application

Applicant Ms Susan Blything-Smith

Parish Martlesham

Proposal Front ground floor extension; rear two-storey extension; roof extension to form chalet bungalow.

Case Officer Bethany Rance

bethany.rance@eastsoffolk.gov.uk

Summary

The application is at the Planning Advisory Panel because the 'minded to' decision of the Planning Officer is contrary to comments received from the Parish Council and hence the requirement to undertake the committee referral process.

There is considered no significant public interest; or significant impact that requires direct referral to Members; and the applicant or landowner is not East Suffolk Council and the applicant, or agent, is not an East Suffolk Councillor or an East Suffolk Council employee, or close relative of a Councillor or employer

The application proposes front ground floor extension; rear two-storey extension; roof extension to form chalet bungalow.

This application is recommended for approval.

Case for Development: The proposal would not cause significant harm to the residential amenity of neighbouring/adjoining properties regarding overlooking, access to daylight, or loss of privacy, thereby complying with Policy DM23 - Residential Amenity of the Local Plan and MAR4 of the Martlesham Neighbourhood Plan. It does not constitute overdevelopment of the site, and will not cause significant harm to the character of the locality or the streetscene, thereby complying with Policies DM21 and MAR4. Several non-material objections were raised in the representations.

Site description

The site comprises a modest bungalow set back from Carlford Close. The existing dwelling is a two-bedroom bungalow set in an unusually shaped plot, with a one bay detached garage set to the north-east of the dwelling, forward of the bungalow. The dwelling is cream rendered with concrete interlocking tile roof.

The site is bounded to the west by Eagle Way, and to the north, south, and east by residential dwellings comprising Carlford Close. The neighbouring and adjoining properties are mostly two-storey detached and semi-detached dwellings. The locality is characterised by a mix of bungalows, terraced houses, two-storey detached and semi detached dwellings, of a mix of sizes, forms, and materials.

The site lies within Martlesham Physical Limits and within the Martlesham Neighbourhood Plan area. Martlesham Heath is classified as a 'Major Centre', as defined in the Suffolk Coastal Core Strategy.

Proposal

The application proposes front ground floor extension to the north elevation, rear two-storey extension to the south elevation, and roof extension, essentially forming a chalet bungalow.

Proposed materials are red facing brick (plinth and corner piers) to match the existing. The upper walls are proposed to be fibre cement cladding in iron grey. Red concrete interlocking tile is proposed to match the existing roof. Grey PVCU is proposed for windows and doors. Two dormer windows are proposed, one each on the east and west elevations, proposed to be Hardieplank fibre cement horizontal exterior cladding in iron grey. Two sets of patio doors are proposed on the rear elevation. The proposed eaves height is approximately 2.2m, and ridge height is approximately 6.9m.

It is also proposed to remove the existing gate and frame to the north of the dwelling, and to install new block paving around the proposed extension on the northern side of the dwelling.

The scheme has been revised from the original plans. Following concerns of overlooking, the proposed first floor window on the rear elevation has been changed to a high-level window, positioned 1.7m minimum from the floor.

Consultations/comments

Five representations of objection have been received. Comments are summarised below:

- Overlooking and loss of privacy; existing neighbours are not overlooked by no.14
- Loss of view from 2 storey rear element

- Parking; increase from 2 to 3 bedrooms likely to attract more vehicles
- Not compliant with the Martlesham Neighbourhood Plan
- Loss of sunlight/daylight
- Environmental impact on wildlife from reduction of garden space
- Increase in noise
- Overbearing and out of character
- Removal of a bungalow would decrease mix of housing
- Loss of an affordable bungalow
- Loss of a disability accessible bungalow
- Vibration/Noise from construction

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Martlesham Parish Council	25 February 2020	17 March 2020
Summary of comments:		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	25 February 2020	No response
Summary of comments: No response received		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 3 March 2020

Expiry date: 24 March 2020

Planning policy

MAR4 - Residential Design and Amenity (Martlesham Neighbourhood Plan - 'Made' July 2018)

National Planning Policy Framework

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

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

Planning considerations

The site has no relevant planning history.

Relevant planning policies are DM21 (Design: Aesthetics) and DM23 (Residential Amenity), supplemented by the guidance in SPG16: House Alterations and Extensions, and the guidance provided by the Martlesham Neighbourhood Plan.

Design

Policy MAR4: Residential Design and Amenity of the Martlesham Neighbourhood Plan outlines the expectations for development, and requires proposals to respond to and integrate with local surroundings and the local landscape context as well as the existing built environment, respect the scale and character of existing and surrounding buildings; retain the established building line and be in keeping with the existing arrangements of front gardens, walls, railings and hedges. Within MAR4, point 6 states that new buildings should not adversely affect the residential amenity of neighbouring properties by virtue of overshadowing or impinging on privacy. While this application does not propose a new building, considerations of loss of light and privacy are covered by policy DM23 of the Local Plan. Point 7 of Policy MAR4 requires good quality materials that complement the existing palette of materials of surrounding properties.

Policy DM21 states for extensions to existing buildings to be considered acceptable, they should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building. Further, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site.

The proposal effectively turns the existing modest bungalow into a chalet bungalow meaning very little of the original dwelling will be visible in the proposed development, so the proposal would not read as an extension in the traditional sense. It will read as a chalet bungalow, not as an extended bungalow.

As the locality is a mix of bungalows and two-storey dwellings, it is not considered the increase from a bungalow to a chalet bungalow would be out of character for the area or would become overbearing. The overall height of the development would remain lower than the adjoining two-storey dwellings. Given the mix of dwelling types and sizes, the increase to a chalet bungalow is considered acceptable, and it is considered the development would integrate into the surrounding area.

The design keeps a sufficient level of amenity space to the rear and therefore does not appear as over development of the plot, and will not create a cramped form of development. The existing building line will be retained, as will the arrangement of front garden and setback from the road.

Proposed materials are considered acceptable. There is a mix of materials in the vicinity of no. 14. Several other dwellings in the locality have similar materials; rendered lower walls with wooden clad upper walls. Several properties have black/brown cladding on the upper levels, so the proposed iron grey cladding is not considered out of character or out of keeping with the locality.

The surrounding area is not uniform in terms of form, material, or architectural styles and there is no clear established character to the area. The proposal would be visible in the streetscene from Carlford Close, but it is considered the proposal would not have a significant detrimental effect given the lack of uniformity of buildings along the road.

Overall, the proposal is considered to be acceptable in terms of design and therefore comply with policies MAR4 and DM21.

Residential Amenity

Policy DM23 requires consideration of the impact of new development on residential amenity regarding privacy/overlooking, outlook, access to daylight/sunlight, noise and disturbance, the resulting physical relationship with other properties, pollution, and safety/security.

The extension to the north of the property is one-storey, and the extension on the rear (south) elevation is proposed to be two storeys. The one-storey extension will be somewhat screened from the northern adjoining neighbour by the boundary treatment of close-boarded fencing.

The proposed east-facing dormer will serve a bathroom, which is proposed to be obscurely glazed and will be conditioned to be so, and also to be restricted opening, to minimise the potential overlooking. The west-facing dormer will overlook Eagle Way, and at a substantial distance, houses along Broomfield. As such, there will be no significant impact on overlooking or loss of privacy as a result of the proposed dormer windows. A new window at first floor level is proposed on the front elevation, but will be 1.7m minimum from the floor and be obscurely glazed. The revised fenestration on the rear elevation to be a high level window 1.7m minimum from the floor minimises the potential for overlooking from no.14 to the adjoining properties.

No. 14 Carlford Close is overlooked from nearly all directions by two-storey dwellings (nos. 16, 20, and 22 are two-storey dwellings with clear lines of sight into the rear amenity space of no. 14).

It is therefore not considered that the proposal would cause serious harm to the amenities of the neighbouring and adjoining properties.

Overall, the proposal is considered acceptable in terms of its impact on residential amenity, therefore complying with policies DM23 and MAR4.

Concerns have also been expressed in relation to the loss of a view which is not a material planning consideration.

Concerns have also been raised about the impact on Martlesham's housing mix as a result of the increase from a two-bedroom bungalow to a three-bedroom chalet bungalow. Within the Neighbourhood Plan, Policy MAR5: Residential Mix, recommends residential developments should provide two and three bedroom properties. As such, while the proposal is for extensions to a single dwelling and not a residential development and therefore the policy is not relevant, the

proposal is still considered to be in line with its objective as it proposes one additional bedroom, three bedrooms in total.

Concerns were raised about parking; existing vehicular access arrangements to the site remains unchanged and parking provision on the site is considered to remain sufficient; provision in the form of a driveway and detached garage. In terms of the Suffolk Parking Standards the level of provision (two spaces) required for a two bedroom property is the same as a three bedroom property. Point 5 of Policy MAR4 states development proposals are expected to provide suitable and safe access, and it is considered that this application complies with policy MAR4 as well as the Suffolk Parking Standards.

In summary, it is not considered the proposed development would have an unacceptable impact on the residential amenity of adjoining properties. The design of the proposal is considered acceptable and it is considered there will be no adverse impact on the streetscene. The concerns expressed by the Parish Council and other representations have been addressed within this report.

Conclusion

Five representations of objection were received. Martlesham Parish Council objected to the application.

The application is considered acceptable in terms of design and residential amenity, and is considered to comply with policies DM21 and DM23 of the Local Plan, and the Martlesham Neighbourhood Plan. Conditions will be attached to obscurely glaze and restrict the opening of the dormer window on the first floor of the east elevation, to impose a minimum sill height of 1.7m for the first floor window on the rear elevation, and to remove PD rights for windows and dormers.

Therefore, on balance, the application is recommended for approval, with conditions.

Recommendation

This application is recommended for approval, with conditions.

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;

drawing no. 1941-10 (Site Plan), received 20 February 2020,
drawing no. 1941-02 Revision A (Plans, Elevations, and Section as Proposed), received 10 March 2020,

;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

4. The dormer window on the east elevation of the first floor shall be fitted and remain fitted with obscured glass, which shall have an obscurity of level 3 on the Pilkington Obscured Glazing Range (or equivalent by an alternative manufacturer) and have brackets fitted to prevent the windows from opening more than 45 degrees except in the case of an emergency. These items shall thereafter be retained in their approved form.

Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 [or any Order revoking or re-enacting the said Order] no new windows or openings shall be inserted/added into the first floor level, unless otherwise agreed in writing with the local planning authority.

Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

6. The window on the rear elevation of the first floor shall have, and retain, a minimum sill height of 1.7m.

Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

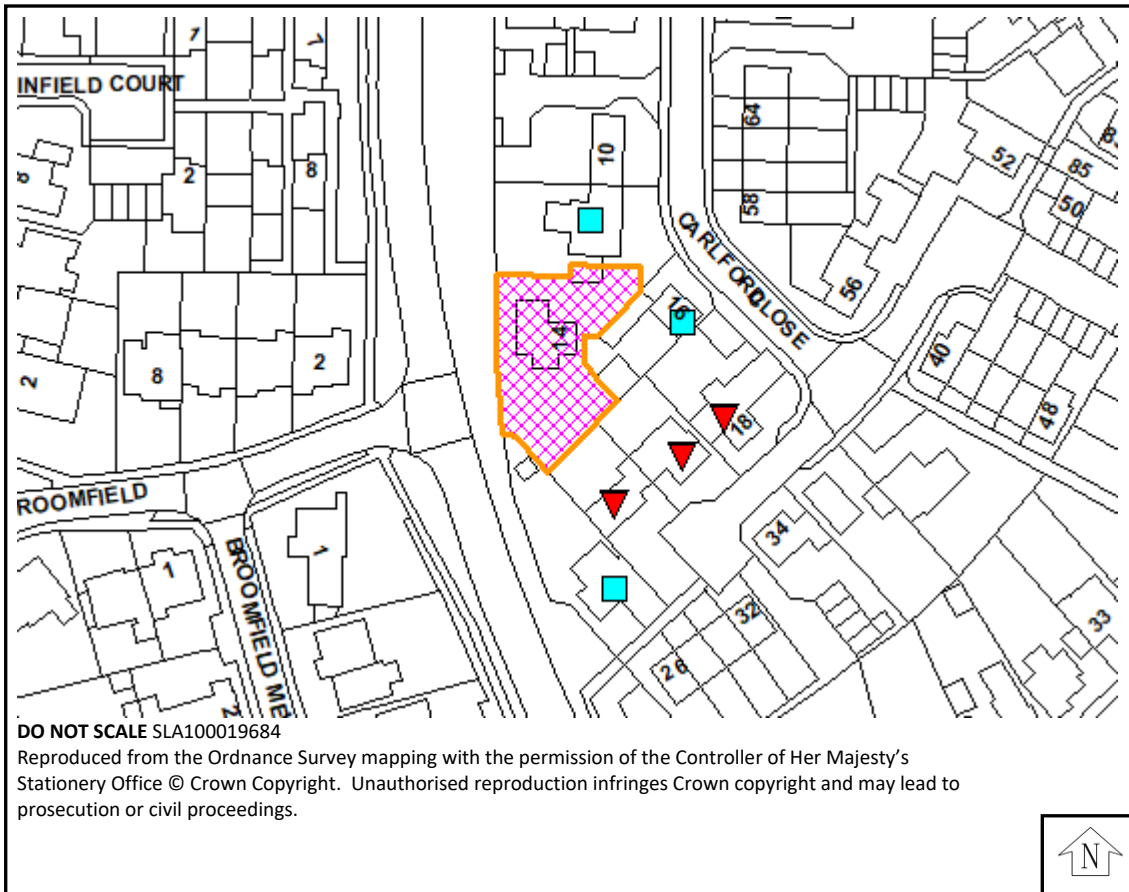
Informatives:

1. 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/20/0745/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5ZTD0QX06000>

Map



Key

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