



Delegated Report

Application no DC/20/0647/FUL

Location

21 Wingfield Street
Bungay
Suffolk
NR35 1EZ

Expiry date 12 April 2020

Application type Full Application

Applicant Mr Keith Rix

Parish Bungay

Proposal Two storey extension to rear/side

Case Officer Iain Robertson
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Summary

The proposal is for a two storey extension to rear/side at 21 Wingfield Street, Bungay.

The application is to be considered by the Planning Advisory Panel because the recommendation of the Planning Officer to APPROVE is contrary to the Town Council 's recommendation to REFUSE planning permission.

Case for development:

The objection relates to the impact of the proposal on neighbour amenity due to the inclusion of side facing windows towards no. 19 Wingfield Street. It is considered that the position of the windows and the nature of the areas that they serve within the property would protect neighbour amenity as required by Policy WLP8.29 - "Design"

Site description

The application site is a semi-detached property situated within the Bungay Conservation Area, with rendered walls with two storey bay to front.

Within the Conservation Area Appraisal it states that Wingfield Street lies within the Olland Area. Wingfield Street is residential with local shops which add vitality and focus into the area. There are some good examples of early 19th century terraced properties within the vicinity. Elsewhere within the street are mainly pre-war semi-detached houses set back behind front gardens with a pleasing uniformity of detail. However, the application site is an example of one that has been much altered over the years and it is not noted within the Conservation Area appraisal as contributing to the Character of the Conservation Area, which many others do.

The former Board School, now the Primary School, at the East end of the street adjacent to the application site which dominated the local streets scene both, architecturally and functionally. It is an imposing building, with a strong presence, with high gables in a Gothic style and set back well from the street behind a fine brick wall and wrought iron railings.

Proposal

The proposal is to construct a two storey extension to the rear/side in place of the demolished single storey rear addition.

Consultations/comments

One representation of Objection has been received raising the following material planning considerations:

- Overlooking and loss of privacy from side facing windows.

Consultees

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|---------------------|------------------|---------------------|
| Bungay Town Council | 19 February 2020 | 9 March 2020 |

Summary of comments:

I confirm that the Bungay Town Councillors of the Planning, Environment & Highways Committee have agreed to recommend Refusal of this Planning Application DC/20/0647/FUL with the following comment that there remain concerns with the window on the 1st floor of the side extension @ the top of the staircase as this appears to be looking directly over, (and into), the neighbours property. This property is also in a Conservation Area,

Publicity

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|-------------------|------------------|---------------|-------------------|
| Conservation Area | 28 February 2020 | 20 March 2020 | Lowestoft Journal |

| Category | Published | Expiry | Publication |
|-------------------|------------------|---------------|----------------------------|
| Conservation Area | 28 February 2020 | 20 March 2020 | Beccles and Bungay Journal |

Site notices

| | |
|---------------------|--|
| General Site Notice | Reason for site notice: Conservation Area Date posted: 27 February 2020 Expiry date: 19 March 2020 |
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Planning policy

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

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan (March 2019))

Planning considerations

Heritage Considerations:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in exercise of planning functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy WLP8.37 - "Historic Environment" requires that proposals for development should seek to conserve or enhance Heritage Assets and their settings and Policy WLP8.39 - "Conservation Areas" states that "Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area".

This pair of semi detached properties has been much altered and the building subject of this application is in a very poor state of repair. Although the gable width is rather wide and projects slightly to the side the materials proposed are of red brick and clay pantile which is characteristic of the area. The extension as proposed is situated to the rear and is of an appropriate form an design and would have very minimal impact on the Conservation Area as the extension could only be glimpsed between nos 19 and 21.

It is therefore considered that the proposal would preserve the character and appearance of the area as required by the Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbour amenity:

Policy WLP8.29 - "Design" requires that developments protect the amenity of neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development.

In this case the objection to this proposal arises from the inclusion of two side windows at first floor level. As shown on the proposed plans, the left hand of the windows serves a bathroom. The window is proposed to be obscure glazed and the opening section is 1.8m above floor level, so no loss of privacy would occur.

The right hand window would provide light to the stairwell, as can be seen on the floor plans the stairs go across the property and the landing is situated 3.8 metres from this window. It envisaged that the opportunity for overlooking would be limited to a view of the side gable wall of no. 21 and the flat roofed side extension and potentially towards their rear extension but not a direct view into the side window which is described as a landing window within the neighbours objection letter.

The applicant has provided further details which show the likely view out of the window from the landing area. The cill height has been raised in response to these objections to reduce the likelihood of overlooking. An obscure glazing condition could be imposed but this is only considered to be necessary on the bathroom window in this case.

In terms of the proximity of the two storey element and the potential for loss of light. Although it projects 800mm to the side it is considered that this would not cause a loss of light to the occupiers of No. 21. The extension has been cut back on the boundary with no. 23 to reduce the impact on the widow on the rear elevation of this property.

The applicant has also considered the amenity of the adjoining neighbour at no. 23 and it is shown that the proposal would not impact light into their 1st floor rear window.

Conclusion

The extension would have minimal visibility within the wider Conservation Area and would therefore preserve the character and appearance of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy WLP8.39 - "Conservation Areas".

It is considered that the location of the side windows and the internal layout of the proposal would limit overlooking and the amenity of the neighbouring occupiers in terms of their privacy would be protected as required by Policy WLP8.29 - "Design"

Recommendation

That planning permission be APPROVED subject to the following 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 nos AWC/20/955 - 03 B and 05A received on 17 February 2020 and 02 received on 11 March 2020 and 04 D received on 03 April 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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance of the development.

4. The bathroom window on the South West side elevation at first floor level shall be glazed with obscure glass and shall be retained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of the adjacent property.

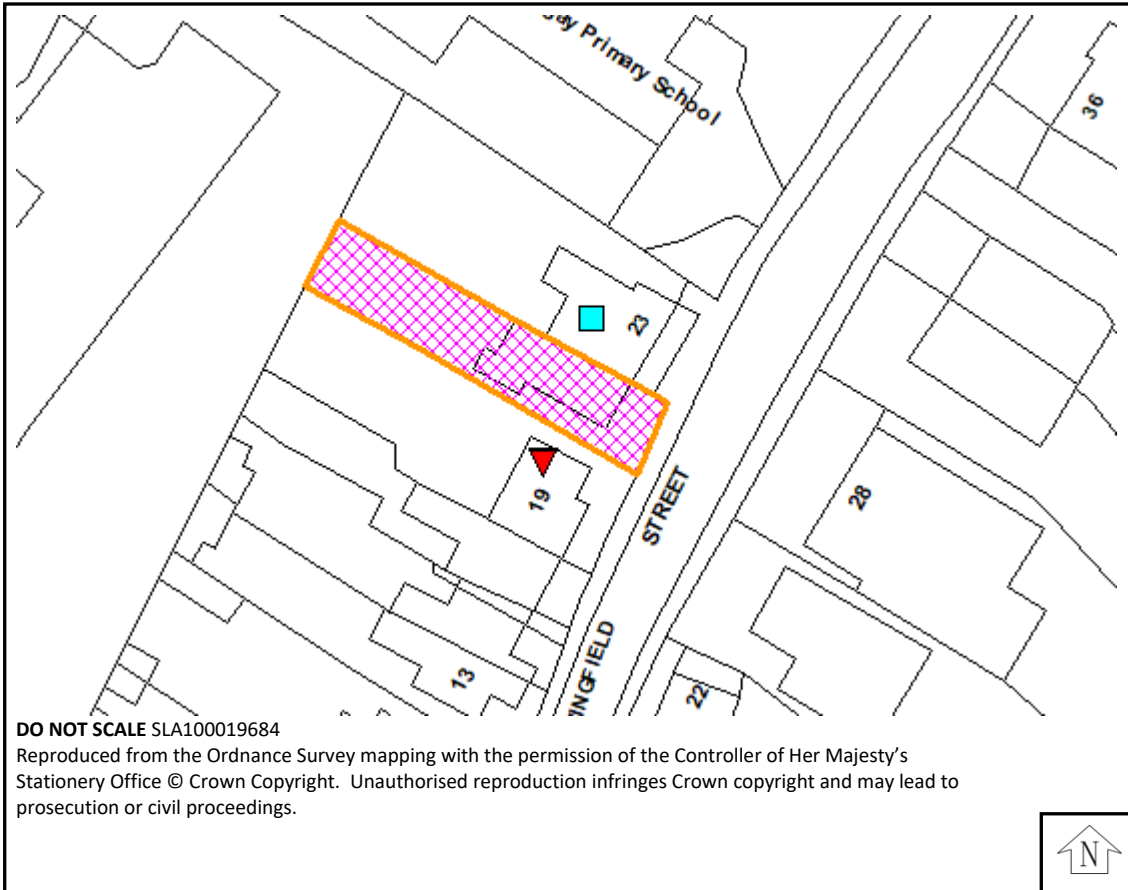
Informatives:

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/20/0647/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5QTUEQXHS900>

Map



Key



Notified, no comments received



Objection



Representation



Support