



Committee Report

Planning Committee South – 19 December 2023

Application no DC/23/3110/FUL

Location

28 Saxon Way
Melton
Woodbridge
Suffolk
IP12 1LG

Expiry date 2 October 2023

Application type Full Application

Applicant Jane Goodayle

Parish Melton

Proposal Construction of a single storey side extension

Case Officer Nick Clow
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1. Summary

- 1.1. This application seeks planning permission for a single storey side extension to 28 Saxon Way in Melton.
- 1.2. The application was presented to the Referral Panel on 14 November 2023 as the officer recommendation of approval is contrary to the Ward Member's objection to the scheme. The Panel decided that the application should be determined by the Planning Committee due to the relationship of the proposed development with adjacent protected trees.
- 1.3. The proposal is considered to comply with the Development Plan and the application is therefore recommended for approval.

2. Site Description

- 2.1. The application site is located within the settlement boundary of Melton. The site accommodates a two-storey detached dwelling set back from the road benefitting from off-road parking. The surrounding built environment is comprised of predominantly residential dwellings of a similar size, style and design.
- 2.2. The site is not located within a conservation area or within the Suffolk & Essex Coast and Heaths National Landscape. A Tree Preservation Order (TPO) affects the north-eastern to north-western part of the curtilage (TPO No 25).
- 2.3. Permitted development rights under Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 have been removed for extensions, enlargements or additions to the property via condition 2 of planning permission C/93/0825.

3. Proposal

- 3.1. The applicants propose to construct a single storey lean-to side extension. The extension measures approximately 6m in depth, 3.4m in width and 4.3m in height. A pedestrian door is to be located on the front elevation of the extension facing Saxon Way with patio doors along the rear elevation facing the garden and a rooflight proposed within the northern roofslope. The extension will provide a store, office and shower room. It is proposed to be finished in vertical larch cladding finishes with pantiles to the roof and upvc for the windows and doors.

4. Consultees

Third Party Representations

- 4.1. None received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Melton Parish Council	17 August 2023	14 September 2023
Summary of comments: Melton Parish Council will consider this application once the arboreal report has been received.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Ward Councillor	N/A	13 September 2023
Summary of comments: Councillor Smith-Lyte Regarding the above application and in line with Arboriculture Officer Falcon Saunder's lodged note dated 5th September, I share his concerns and for that reason and because I do not believe that any development in such close proximity to woodland protected under TPO No 25 would not have a detrimental effect on tree roots and therefore the wellbeing of those trees. We are in a climate and intrinsically related nature and biodiversity emergency and we must do everything possible to stop harms against it for the greater good.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	18 August 2023	5 September 2023
Summary of comments: There has been no arboricultural information submitted with the application despite the proposed extension being in close proximity to an area of woodland protected under TPO No 25 / 1953. I strongly recommend that a full BS 5837:2012 compliant arboricultural impact assessment is requested. Please consider this as a holding objection until this information is received.		

Reconsultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team		12 October 2023
Summary of comments: I have reviewed the submitted AIA and can confirm that it is in accordance with best industry practice and considers all matters relevant to the planning application in terms of tree related impacts. It has been demonstrated that the development could be implemented without significant harm subject to relatively simple tree protection measures (contained in the report), however, future conflict between the structure and neighbouring trees has been rightly raised as a noteworthy factor. The affected trees are covered by a TPO and are all species which are		

relatively tolerant to pruning, I would therefore consider that any future conflicts could be managed in a manner which retains their amenity value and does not have a substantial detrimental impact on their longevity. I have no objections to the application but, if permission is to be granted, please include the tree protection measures and working methods contained in the AIA as part of the list of approved plans.

Consultee	Date consulted	Date reply received
Melton Parish Council	16 October 2023	19 October 2023

Summary of comments:

Melton Parish Council considered this re-consultation at their meeting on the 18th October. The Arboricultural Officer's comments were noted and the Council asks that his recommendations for the tree protection measures and working methods as contained in the AIA to be part of the list of approved plans should be implemented.

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 23 August 2023

Expiry date: 14 September 2023

5. Planning policy

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

MEL13 – Protection of Trees and Rural Character (Melton Neighbourhood Plan 2016-2030, Adopted January 2018)

National Planning Policy Framework 2023

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

6. Planning Considerations

Design and visual impact

- 6.1. The proposed extension is single storey in scale and has a modest footprint when compared to the host property. Given its size it will appear subservient to the existing dwelling and read as a clearly ancillary addition. The proposed vertical larch cladding is different to the material finish on the main dwelling, however, it is a modern contemporary material that is harmonious with the surrounding woodland and timber porches of the surrounding dwellings. The pantiles to the roof are to match those on the existing dwelling. The extension respects the character of the main dwelling and the surrounding built environment.
- 6.2. The proposed side extension will be visible from Saxon Way, albeit only partially visible as the applicants intend to retain the close boarded fencing in front of the extension. Given however its acceptable scale, form and design, the extension would not have a harmful impact on the character and appearance of the streetscene.
- 6.3. This development complies with SCLP 11.1.

Residential amenity

- 6.4. The extension is proposed on the northern side of the dwelling and is single storey in scale. To the north of the dwelling is a wooded area, with the next dwelling along (No. 26) being beyond this area. The extension would therefore have no adverse impact on No. 26. No. 30 to the south of the site is so distant from the proposed extension that the occupiers will not be adversely impacted in terms of loss of light, overshadowing, or overbearing impacts. Properties to the rear are similarly of sufficient distance away to not be impacted by the development. This complies with SCLP 11.2.

Landscape impacts

- 6.5. The Council's Arboricultural Officer originally raised concerns regarding the potential impact of the proposed development on the protected trees to the north of the curtilage due to the lack of arboricultural information provided in the initial submission. This is also the basis for the Ward Member's comments.
- 6.6. An Arboricultural Impact Assessment and Method Statement was subsequently provided, and the Arboricultural Officer has confirmed that it is in accordance with best industry practice and considers all matters relevant to the planning application in terms of tree related impacts.
- 6.7. It has been demonstrated that the development could be implemented without significant harm, subject to relatively simple tree protection measures which are contained in the submitted report. Future conflict between the proposed extension and neighbouring trees has been rightly raised as a noteworthy factor, however, the Council's Arboricultural Officer advises that the affected trees are covered by a Tree Preservation Order and are all species which are relatively tolerant to pruning. It is therefore considered that any future conflicts could be managed in a manner which retains their amenity value and does not have a substantial detrimental impact on their longevity.

- 6.8. The Council's Arboricultural Officer has no objections to the proposal, and the Arboricultural Impact Assessment and Method Statement is included within the recommended condition 2 below to ensure that the development is carried out in accordance with the tree report.
- 6.9. Officers are satisfied that the application does not sit within the open landscape, and therefore any light spillage impacts will be minimal considering its location within an established residential area.
- 6.10. The proposal is considered to comply with SCLP 10.4.

7. Conclusion

- 7.1. This application complies with SCLP 10.4, 11.1, 11.2 and the Melton Neighbourhood Plan.

8. Recommendation

- 8.1. Approval.

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 numbers 64521RevA received on 07.08.2023 and Arboricultural Impact Assessment (AIA) received on 02.10.2023 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. No development shall commence, or any materials, plant or machinery be brought on to the site until the tree protection works as detailed within the 'Tree protection method statement' of the Arboricultural Impact Assessment (AIA) received on the 02.10.2023 have been carried out in full. The protective measures shall comply with BS.5837 and be retained throughout the period of construction unless otherwise agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

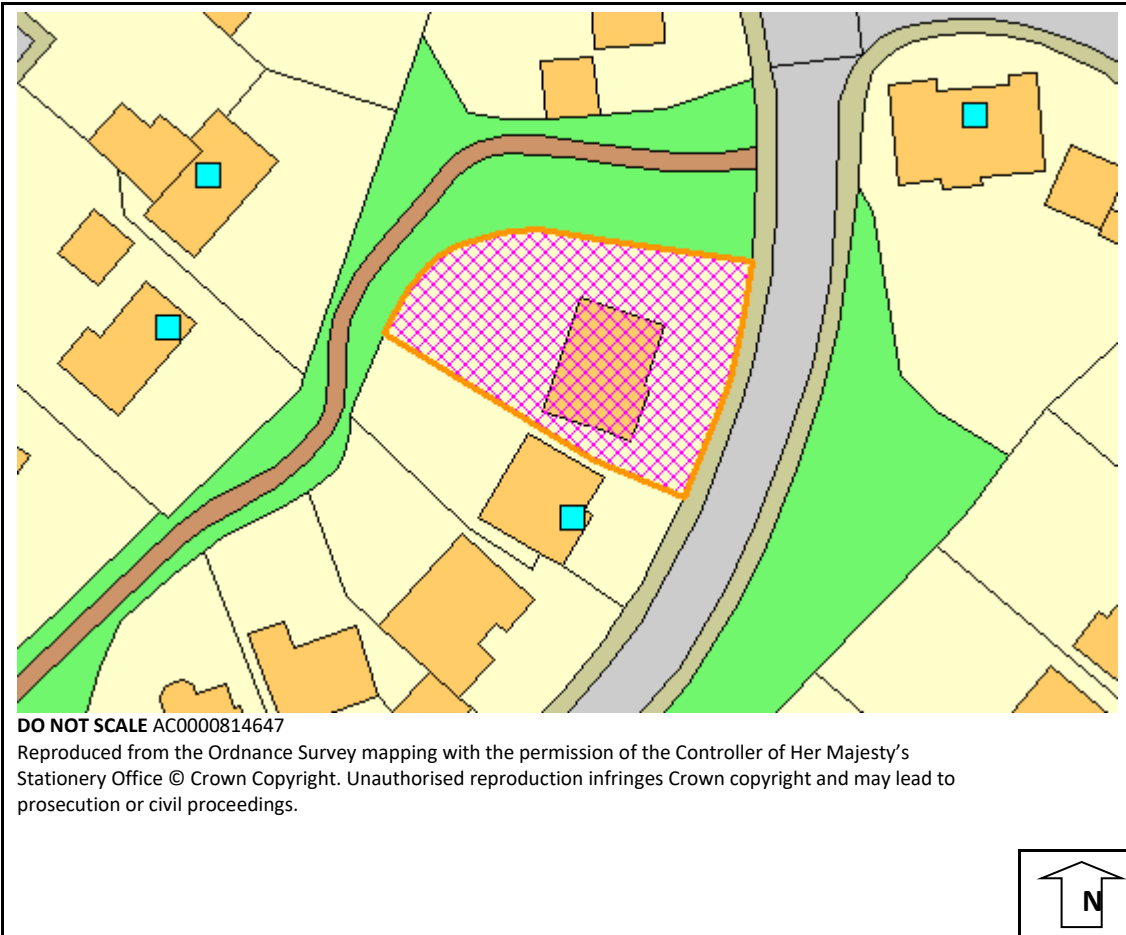
Informatives:

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/23/3110/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support