



Committee Report

Planning Committee South - 27 April 2021

Application no DC/21/0647/FUL

Location

Newlands
Boulge Road
Hasketon
Suffolk
IP13 6LA

Expiry date 11 April 2021

Application type Full Application

Applicant Mr Ivan Baker

Parish Hasketon

Proposal First floor (chalet style) extension and small rear extension to existing house.

Case Officer Jamie Behling
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1. Summary

- 1.1. The proposed development seeks permission to extend the property by raising the height of the roof and creating a single storey rear extension.
- 1.2. Considered against all relevant material planning matters, the application is deemed acceptable and therefore recommended for approval in accordance with the NPPF and relevant policies of the adopted development plan.

Reason for Committee

- 1.3. The referral process was triggered in accordance with the Council's scheme of delegation because the 'minded to' decision of the Planning Officer is contrary to the Parish Council's recommendation to refuse due to concerns relating to Design and Residential Amenity.

- 1.4. The application was therefore presented to the referral panel on Tuesday 6th April 2021 where members felt that the application should be referred to Planning Committee to enable debate to take place in relation to the new size and added dormers of the extension which may have a harmful impact to residential amenity of the neighbours.

Recommendation

- 1.5. The application is recommended for approval subject to conditions, because the scheme accords with Planning Policy and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity.

2. Site description

- 2.1. Newlands is a detached residential bungalow situated on the west side of Boulge Road. The dwellings along this side of the road are all bungalows with the exception of the house adjacent to the site, which is located to the south and has been converted into a chalet style bungalow. The site falls within the settlement boundary of Hasketon and has a small parcel of land set behind it which has been fenced off but is not considered to fall within the curtilage of the main house. The dwelling currently has a pitched roof with front facing gable with a side gable extending across the plot linked onto a single bay garage.
- 2.2. The application originally included the erection of a large annexe on the parcel of land behind the house however this has since been removed from the proposal as it was considered unacceptable by the Local Planning Authority and the use of the land was questioned.

3. Proposal

- 3.1. The proposal seeks to extend the property by raising the height of the roof to form a chalet bungalow with accommodation in the new roof space. This will include dormer windows on the side and rear roof slopes and also an extension to the rear in the form of a lean-to extension with a relatively shallow pitch. A natural timber cladding will also be applied to the upper halves of the front and rear facing gable.

4. Consultations/comments

- 4.1. 12 objections have been received raising the following material planning considerations:
- Principle of development - The annexe in the rear garden is outside the settlement boundary.
 - Foul water dispersal - The drainage from the Annexe to the surrounding area.
 - Ecology - The impact of the annexe on the wildlife of the area.
 - Outlook - The properties to the south will lose their existing outlook across the parcel of open land.
 - Overdevelopment - The annexe is creating too much habitable space for a small plot.
 - Setting Precedent - The approval of an annexe would encourage others to build on their plots of land at the rear of their houses.
 - Parking - The addition of potentially three more bedrooms on a site with limited parking.

- Design - The design is domineering and overbearing.
- Loss of light - Neighbour to the north will lose light due to the increased height of the dwelling.
- Overlooking and Loss to privacy- The dwelling will be able to overlook properties on the opposite side of the road and the new dormer window to the rear will overlook the rear garden of the adjoining neighbour Fernlea, to the north.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Hasketon Parish Council	17 February 2021	12 March 2021
<p><i>"Hasketon Parish Council have considered the available documents and recommend refusal of this application for the following reasons:</i></p> <p><i>1) the annex appears to be outside the existing village settlement boundary,</i></p> <p><i>2) the area of 'garden' was agricultural land which has been incorporated into the domestic plot and is so it may require a change of use for building purposes,</i></p> <p><i>3) the size of the annex is more in the scale of a small bungalow,</i></p> <p><i>4) this area of the village has been subject to extensive developments over recent years and there is a real danger of over development of what is still predominantly a rural aspect,</i></p> <p><i>5) the annex could set a precedent of 'garden' developments which would effectively create a second row of dwellings behind the properties in Boulge road,</i></p> <p><i>6) Disposal of both foul water and surface water is unclear and of concern,</i></p> <p><i>Concern is also expressed regarding the appearance of the annex and the use of black metal roofing materials. "</i></p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Rights Of Way	17 February 2021	No response
<p>Summary of comments: No comments received.</p>		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 18 February 2021

Expiry date: 11 March 2021

6. Planning policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.
- 6.2. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:

SCLP11.1 - Design Quality
SCLP11.2 - Residential Amenity
- 6.3. SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance) is also considered relevant.

7. Planning considerations

Visual Amenity, Street Scene and Landscape

- 7.1. The proposal will be noticeable from the highway as it will be raising the overall height of the roofs of the dwelling by approx. 1.5 metres. This includes the main roof to an overall height of 6.4 metres and the side facing gable to a height of 5.9 metres. The overall size and scale of the dwelling will be increased however it is not considered to be to a point that would be out of character with the surrounding dwellings as the neighbour to the south already has a height to 6.5 metres and has a similar layout with a side gable extension, facing north.
- 7.2. The massing and bulk remain more or less on the existing footprint except the proposed single storey, lean-to extension to the rear. This part of the extension is not considered large enough to warrant refusal as the top of the extension, only just clears the eaves of the existing house and would not be considered over development due to the size of the plot.
- 7.3. The new dormer on the front is larger than other dormer windows in the area, however, is not at a size which substantially harms the character of the building or the wider area.
- 7.4. A new natural timber cladding is proposed for the upper half of the property and although not necessarily in keeping with the exterior finishes of surrounding properties, is not judged to significantly harm the character of the area as other areas within the proposal retain the original faced brick.
- 7.5. As these changes within the street scene are primarily increasing the size of the roof by an additional 1.5 metres, the proposal is not considered to harm the visual amenity of the area to such an extent that the proposal should be refused. Therefore, the application is deemed to comply with policy SCLP11.1 and is acceptable in terms of Design

Residential Amenity

- 7.6. The proposal retains the existing form of the dwelling however will raise the ridge height of both roofs by 1.5 metres. This increase in height, is not considered to substantially block any light or cause unreasonable shading as the immediate neighbours are due north and south of the site. The neighbour to the north Fernlea, has no primary windows on the southern elevation which would be affected by the proposal while the neighbour to the south is unlikely to be impacted at all. As the topography of the area slopes down southward, Fernlea is at a slightly higher ground level reducing the overbearing effect of the increase in height. However, as the bulk of the dwelling is positioned toward the south boundary this is already not judged as a significant issue.
- 7.7. There will be two new sets of dormer windows within the first floor. The first is at the front of the dwelling on the north roof slope facing toward the neighbour Fernlea. This over looks the neighbours front garden area, already in the public domain. There are no primary windows on the elevation facing back toward the site and it is judged there would be no material loss to privacy from this window. The concern of overlooking is also considered but not judged to be substantially harmful due to the set back position away from the boundary and the nature of the room being a bedroom and not used for much of the day.
- 7.8. The second and larger dormer window will be across the rear roof slope facing back into the garden. Although it is unfortunate that such a large dormer window will now be facing backward, it is not significantly more than what could be achieved through permitted development rights in regards to a roof conversion and therefore any potential loss of privacy to neighbours would not warrant the refusal of this application.
- 7.9. Only a further two roof lights are proposed on the south roof slope serving the first-floor bathroom and bedroom 4. These windows would face onto the side gable of the neighbour to the south which also contains a window. It is not considered that these new roof lights would cause an unreasonable loss to privacy or sense of being overlooked, due to their position and angle within the roof.
- 7.10. Concerns were also raised over the ability to overlook front gardens of the houses opposite on the east side of Boulge Road from the new front window within the gable end and also the new front dormer window. The front areas of these properties are considered to already have a certain amount of being overlooked due to their nature of being front gardens. The addition of these new windows may provide new viewpoints to see into these areas however they are not considered close enough that they would cause an unreasonable sense of being overlooked.
- 7.11. The scheme is acceptable in terms of residential amenity and would accord with Policy SCLP11.2.

Parking and Highway Safety

- 7.12. Now that the annexe has been removed from the proposal, it is considered that the site which has the provision for at least three vehicles, contains enough parking for a dwelling

of four bedrooms as required within the SCC Highways Parking Technical Guidance. The proposal would also cause no greater danger to highway safety than currently.

Other Issues

- 7.13. The other objections raised around the initial development which include principle, foul water dispersal, ecology, outlook and setting precedents for other back land development, are no longer relevant concerns as the annexe has been omitted from the proposal and the impact of the extension would not give rise to any of these concerns within the residential curtilage.

8. Conclusion

- 8.1. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to comply with the policies listed above.

9. Recommendation

- 9.1. Approve subject to the conditions set out below.

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 B2/SIT/01, B2/SIT/02 and B2/ELE/01 received 19/03/2021, 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

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.

2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@east Suffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

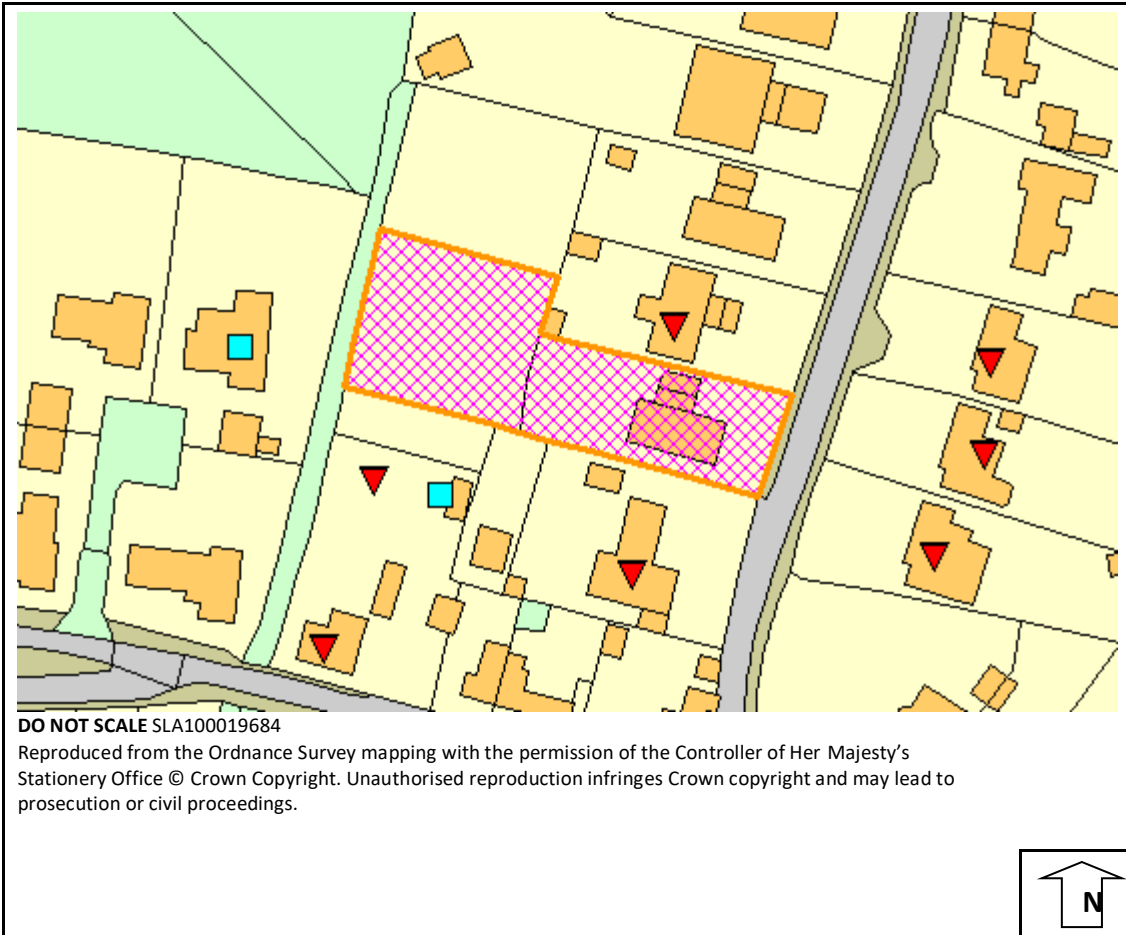
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_in_frastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

Background information

See application reference DC/21/0647/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support