



Committee Report

Planning Committee – 9 June 2020

Application no DC/20/1369/FUL

Location

40 High Street
Saxmundham
IP17 1AB

Expiry date 27 May 2020

Application type Full Application

Applicant Mr John Fisher

Parish Saxmundham

Proposal Conservatory to rear of property

Case Officer Rachel Smith
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1. Summary

- 1.1 The application site is a mid-terrace dwelling located within Saxmundham. The application proposes a single-storey rear extension.
- 1.2 The application is to be determined by Planning Committee as the applicant is a Member of the Council.
- 1.3 The design of the proposed extension is acceptable, and it would not harm neighbours' amenity. The recommendation is therefore to approve.

2. Site description

- 2.1 40 High Street is a two-storey mid-terraced residential property situated within Saxmundham Town Centre. The property is also situated within the Saxmundham Conservation Area and is an unlisted building that makes a positive contribution. In the Conservation Area Appraisal, it sets out how, in the row of cottages numbered Nos. 38 to 44, those to the south (Nos. 40 to 44) exist in a better state of preservation than the

rendered pair to the north end. Where unspoilt, the cottages are attractive and provide an interesting domestic character to a predominantly commercial streetscape.

3. Proposal

3.1 Planning permission is sought for the erection of a conservatory to the rear of 40 High Street. The conservatory would extend out from the existing rear wall of the dwelling by 3 metres and be 2.4 metres wide. The proposed extension will have a common boundary with the south wall of No.42. The conservatory would have a lean-to style polycarbonate roof above an oak frame with glazing on a red brick plinth.

4. Consultations/comments

4.1 No third-party comments received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Saxmundham Town Council	8 April 2020	22 April 2020
Summary of comments: The town council supports this planning application having checked that it should not affect light to adjoining gardens.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	8 April 2020	No response
Summary of comments: None received.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	8 April 2020	No response
Summary of comments: None received - relevant issues considered in report.		

Publicity

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

Category	Published	Expiry	Publication
Archaeological Site	16 April 2020	8 May 2020	East Anglian Daily Times

Planning policy

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 10.22 - Guide to the Saxmundham conservation area (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

5. Planning considerations

Design

5.1 The proposed extension will be situated to the rear of the property; therefore, it would have no impact on the street scene. The conservatory will be modest in scale compared to the existing dwelling and the design of the extension would be of a traditional form and not detract from the character or appearance of the original property or the wider Conservation Area. The proposal is therefore considered to be in keeping with DM21 - Design: Aesthetics.

Residential Amenity

5.2 The maximum height of the proposed conservatory would sit below the eaves height of the existing property and that of the neighbouring property (No. 42) to which it would be attached. As it would be attached to the side wall of the neighbouring dwelling and not extend out as far as No. 42, it would have no impact on the residential amenity currently enjoyed by the occupiers of this dwelling by means of loss of light to or outlook from any windows. Similarly, it would not result in any overlooking of this property.

5.3 The proposed conservatory would be set off the shared boundary with the property to the south by 1.2 metres and at its closest point, be 2.5 metres in height. Although the proposed extension would extend further into the rear garden than the neighbouring dwelling to the south (no. 38), given its modest size and scale, location off the shared boundary, its location to the north of this dwelling and the existing boundary fence, it would have little impact in terms of loss of light or privacy to the property or outlook from the rear. The proposal is therefore considered to comply with DM23 - Residential Amenity.

6. Conclusion

- 6.1 The proposed development is considered to be in keeping with the character and appearance of the property, the wider area and would not result in an adverse impact on neighbours' amenity or the designated conservation area. The proposal is therefore considered to comply with Policies DM21 and DM23 of the Suffolk Coastal Local Plan

7. Recommendation

- 7.1 Approve subject to controlling conditions listed below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed 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. P-01, P-02 and P-03 received 1 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 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

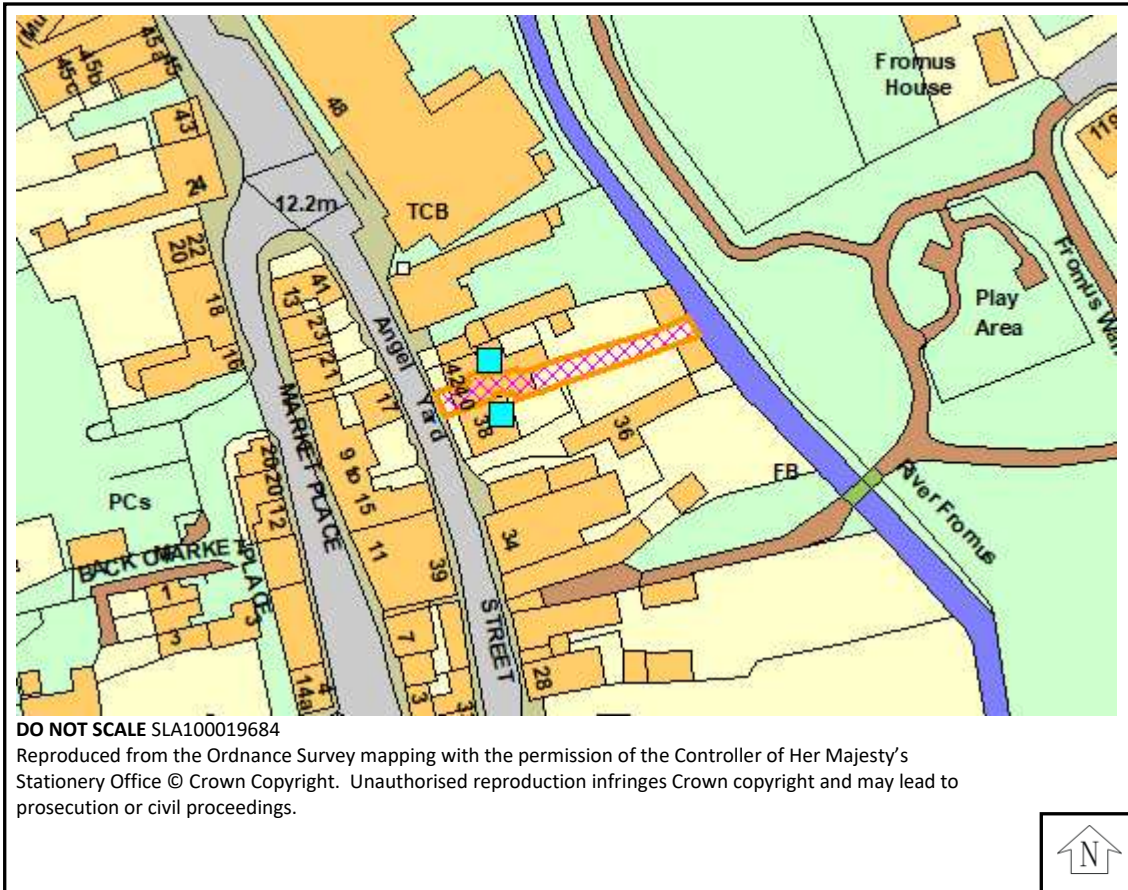
Informatives:

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.





Background Papers

See application reference DC/20/1369/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q85F9CQXIPZ00>

Map



Key

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