



Committee Report

Planning Committee South - 19 April 2022

Application no DC/22/0345/FUL

Location

735 Foxhall Road
Rushmere St Andrew
IP4 5TH

Expiry date 23 March 2022

Application type Full Application

Applicant Mr & Mrs R Evans

Parish Rushmere St Andrew

Proposal Two storey rear extension

Case Officer Nick Clow
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1. Summary

- 1.1. The application proposes a two-storey rear extension.
- 1.2. The officer recommendation to refuse is contrary to the recommendation of Rushmere St Andrew Parish Council. The application was subject to consideration by the Referral Panel on 29.03.22 with a recommendation that the application be determined under delegated powers. The Panel recommended that the application be referred to Planning Committee South for determination.

2. Site Description

- 2.1. The application site is a traditional single-storey detached bungalow situated within the settlement boundary of Rushmere St Andrew, on the northern side of Foxhall Road east of Bixley Road. The property is set back from the road benefitting from off-road parking in the form of a garage and driveway.
- 2.2. The curtilage of the site comprises a large rectangular rear garden and the boundary is delineated by close boarded fencing. To the rear of the site there is an area of unused ground containing a number of trees, beyond which lies Gwendoline Close.

2.3. The surrounding area is predominantly residential with small business premises in the form of a public house and motorcycle showroom situated west of the property along Foxhall Road.

3. Proposal

3.1. The applicants propose to construct a two-storey rear extension with a gable facing the rear garden and a hip roof attached to and projecting above the existing roof of the dwelling. The extension would measure approximately 10m in length, 15m in width and 6.5m in height. The extension would have roof lights on the east and west roof elevations as well as a group of three large windows located in the rear gable at first floor level looking towards the rear garden. The ground floor includes bi-fold patio doors, a pedestrian door and two sets of three windows. Materials include red facing brick finishing the exterior walls, concrete pantiles forming the roof and uPVC windows and doors.

3.2. The existing conservatory and flat roofed rear dining room addition would be demolished to facilitate this addition. The existing flat-roofed projection that currently contains bedroom 2 would be retained and incorporated into the proposed addition.

4. Consultees

Third Party Representations

4.1. No third-party comments have been received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Rushmere St Andrew Parish Council	9 February 2022	3 March 2022
Summary of comments: Rushmere St Andrew Parish Council recommends APPROVAL.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 16 February 2022

Expiry date: 9 March 2022

5. Planning policy

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)

National Planning Policy Framework 2021

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

6. Planning Considerations

Visual Amenity and Design Considerations

- 6.1. NPPF Paragraph 130 requires that planning decisions ensure that developments are visually attractive as a result of good architecture and layout and are sympathetic to local character including the surrounding built environment.
- 6.2. Policy SCLP11.1 requires the council to support applications that demonstrate a clear understanding of the character of the built environment and use this understanding to complement local character and distinctiveness. The overriding principle for extensions is that they should respect the character and design of the original dwelling. Over-large extensions which lose the character of the original building are likely to be unacceptable.
- 6.3. Supplementary Planning Guidance 16 also seeks to secure extensions to existing dwellings which respect the existing character and design of the original building, which the current proposal does not achieve.
- 6.4. The proposed extension does not respect the character, form and scale of the original bungalow and would serve to have a dominating effect. The application seeks to add a one-and-a-half storey extension onto a single-storey bungalow. The ridge height of the extension sits above that of the existing dwellinghouse, and the gable width of the extension is significantly wider than the width of the gables on the existing property. The character, form and scale of the extension contrasts unsympathetically with the existing design of the modest bungalow and lacks subordination which is unacceptable in terms of design and the resulting impacts upon wider visual amenity.
- 6.5. In assessing this current application, consideration has been given to a scheme that was approved at No.702 Foxhall Road in 2016 (DC/16/4478/FUL). However, there are a number of distinct differences between that scheme and the current proposals, primarily related to massing, scale and location.
- 6.6. The proposed scheme is approximately 15m across from the western to eastern elevations, this is roughly 6m greater than the approved extension at No.702. This substantially increases its scale, resulting in a larger section of roof being visible from the street. No.735 is located close to the Golf Hotel which although is not listed, is a uniquely designed 1920/1930's public house that contributes positively to the overall streetscene and character of the area. As the hipped roof projection of the currently proposed extension will be visible from Foxhall Road it would adversely affect the streetscene and have a detrimental impact on the more historic nature of this section of Foxhall Road.

- 6.7. For these reasons the scheme is unacceptable in terms of visual amenity and design considerations, and contrary to NPPF paragraph 130, Policy SCLP11.1 and Supplementary Planning Guidance 16, so should be refused on that basis.

Residential Amenity

- 6.8. There are no unacceptable residential amenity impacts as a result of the proposal due to the spacing between No.735 Foxhall Road and neighbouring properties.
- 6.9. No's.733 and 737 are taller than the applicant's bungalow, which satisfactorily mitigates any potential adverse overbearing impacts. For the same reasons the availability of natural daylight/sunlight entering the habitable rooms of No.733 and 737 Foxhall Road will not be adversely affected.
- 6.10. A degree of overlooking in well-established residential areas where properties are in close proximity to one another is generally accepted. No direct overlooking/privacy issues will arise as a result of the position of the glazed areas within the extension, because the rooflights would be set at an angle facing upwards and at a higher level in the roof slope. The rear facing glazing would provide views down the applicant's own garden, the unused land to the rear and towards the ends of the adjoining gardens, rather than towards the more private amenity areas immediately to the rear of those dwellings.
- 6.11. The scheme therefore accords with Policy SCLP11.2 and Supplementary Planning Guidance 16 in terms of residential amenity considerations.

7. Conclusion

- 7.1. The proposal does not comply with Paragraph 130 of the NPPF, policy SCLP 11.1 Design Quality or Supplementary Planning Guidance 16 due to the adverse impact it has on the streetscene and character of the area as well as its relationship with the original dwelling. The application is therefore recommended for refusal.

8. Recommendation

- 8.1. The application is recommended for refusal for the following reason:

Reason for Refusal

1. 735 Foxhall Road is a modest single-storey bungalow that is viewable from the street. The application seeks planning permission for the erection of a one-and-a-half storey rear extension, with a hipped roof element projecting above the ridgeline of the existing dwelling.

The extension by virtue of its size, scale, massing and form would not be subordinate or complimentary to the character of the original dwellinghouse and comprise an overly dominant addition. The hipped roof element would project above the ridgeline of the existing dwelling, would be visible from Foxhall Road and look incongruous within the streetscene.

The proposal therefore constitutes poor design that would be detrimental to visual amenity and is therefore contrary to Paragraph 130 of the NPPF, Policy SCLP 11.1 of the East Suffolk Council Suffolk Coastal Local Plan (2020) and Supplementary Planning Guidance 16 which seek to secure developments of high-quality design.

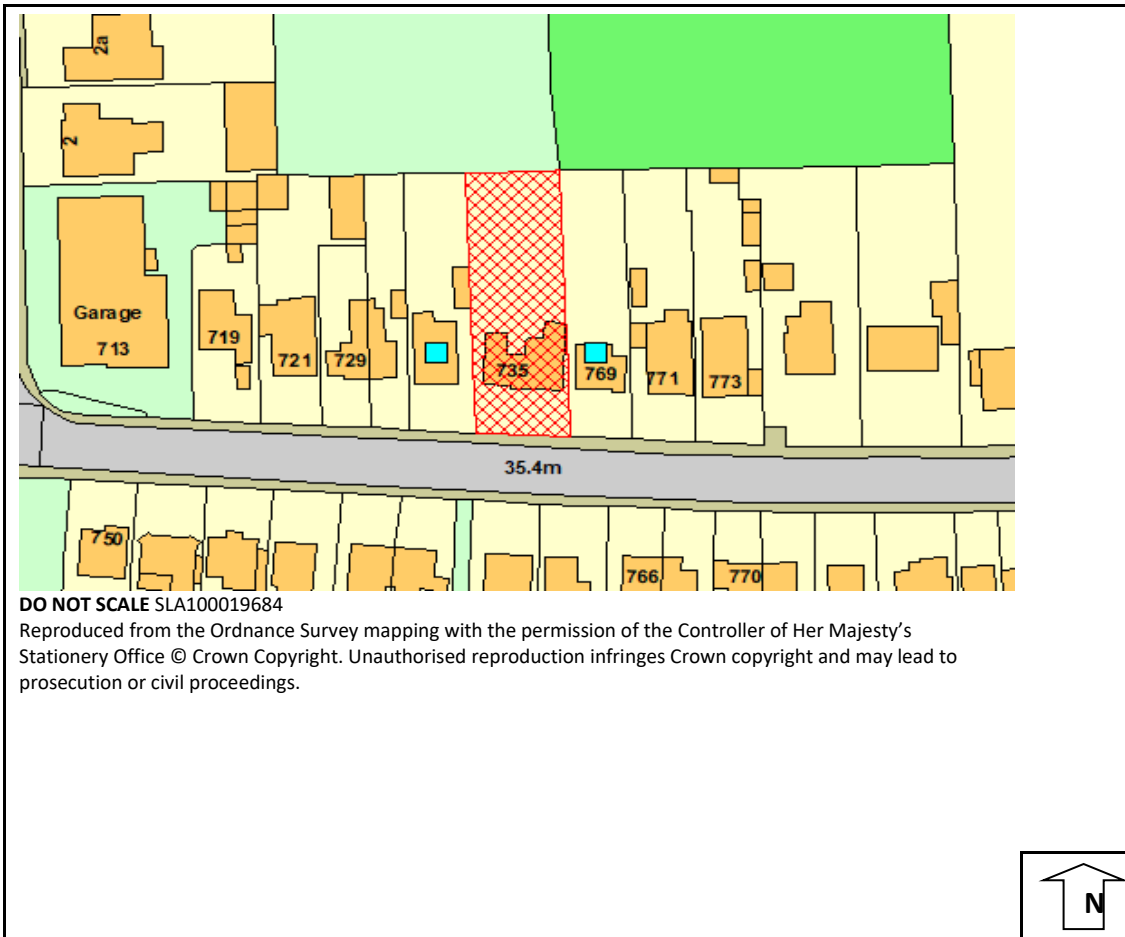
Informatives:

1. The Council offers a pre-application advice service to discuss development proposals and ensure that planning applications have the best chance of being approved. The applicant did not take advantage of this service. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework and local plan to deliver sustainable development.
2. In the consideration of this application the Local Planning Authority has considered the following submitted drawings which were all received 27 January 2022:
 - Drawing 144-01 P1 (Existing Elevation and Floor Plans)
 - Drawing 144-02 P4 (Proposed Elevation and Floor Plans)
 - Drawing 144-03 P1 (Existing Block Plan and Site Location Plan)
 - Drawing 144-04 P1 (Proposed Block Plan),

Background information

See application reference DC/22/0345/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support