



Planning Advisory Panel South (7 April 2020)

Item 5 - DC/20/0338/FUL - Erection of Single-storey side extension and conversion of former coach house to form single dwelling. Construction of new access drive, Land and buildings north of no.78 High Street, Wickham Market

DC/20/0338/FUL - Erection of Single-storey side extension and conversion of former coach house to form single dwelling. Construction of new access drive.

Address: Land and buildings north of no.78 High Street, Wickham Market
Area Team: South
Case Officer: Grant Heal

The application is at the Planning Advisory Panel because the 'Minded to' decision of the Planning Officer is contrary to the Parish Council's recommendation to refuse.

Wickham Market Parish Council: *'The Planning Committee Objected to this application on the following grounds:-*

- *The footprint of the proposed extension appears larger than the existing property;*
- *Overdevelopment of the site;*
- *Clarification is sought as to if this property would be used as a Holiday Let;*
- *Loss of Green Space;*
- *Ecological concerns were raised regrading removal of further corridor provision for wildlife;*
- *Appearance – It was felt the proposal was not in keeping with surrounding properties;*
- *Concerns were raised in respect of access'.*

Ward Member(s): No response from Cllr Carol Poulter.

Statutory/ Non-statutory Consultees:

Suffolk County Council – Highways

- Recommend the proposal be revised to include three parking spaces, as applicable for a four-bedroom dwelling.
- Recommend standard conditions relating to secure cycle and refuse storage.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

East Suffolk Council – Environmental Protection

Recommend appropriate planning condition regarding discovery of unexpected contamination.

Suffolk Fire and Rescue

Standard response concerning the need to comply with building regulations and the recommended carrying capacity for hardstanding.

Third Party Representations

No third-party representations received.

Officer Comments

Background:

Consent was previously granted at the site for the erection of a single-storey side extension and the conversion of the former coach house to form a single dwelling (including the construction of new access driveway) under DC/17/2780/FUL; which remains extant until 15 September 2020.

The main changes sought under this application (DC/20/0338/FUL) include the following:

- Increased floor area of approved extension to increase number of bedrooms from two to four;
- Lower ridge height of extension;
- Increase number of parking spaces from two to three;
- Removal of extension rooflight;
- Removal of stainless steel wood burner flue from extension;
- Reduction in ground floor glazing of extension;
- Removal of first floor living accommodation within coach house.

Principle:

The site falls within the defined physical limits boundary (SSP2) and Conservation Area of Wickham Market; which is defined as a 'Key Service Centre' (SP27) within the adopted settlement policy (SP19) of the Suffolk Coastal District Local Plan Core Strategy and Development Management policies. As such, the principle of development is deemed acceptable, subject to a satisfactory assessment of other material planning considerations, including visual amenity, parking and ecology, as set out below.

Visual amenity:

The proposal represents a marginal increase (25 square metres) in internal floorspace over that already approved under DC/17/2780/FUL. Notwithstanding, the resulting increase in the extension's area would be somewhat offset by an overall decrease in its ridge-height. Considered in context with the wider site, it is judged that the resulting development would be proportionate in scale to the site and would not result in overdevelopment. Indeed, the application is considered to represent a de minimis impact on the surrounding area, including Conservation Area, such that the application is deemed to accord with DM21 (Design: aesthetics) and SP15 (landscape and townscape).

Parking:

The proposal has been updated to accommodate an appropriate level of parking provision (three off-road spaces) and there would otherwise be ample room for vehicle access, turning and manoeuvring. The application thus accords with DM19 (Parking standards) and DM22 (Design: function).

Ecology:

The proposal site comprises residential garden land and a submitted ecology appraisal confirms that 'no significant adverse impacts of the development on protected and notable species are predicted' provided the garden vegetation is retained and allowed to mature. The applicant is not seeking to remove existing garden features and the proposal is also subject to contributions sought under the Council's Recreational avoidance mitigation strategy (RAMS). A sum of £321.22 has therefore been provided.

Recommendation

Approve subject to conditions