



Committee Report

Planning Committee North – 8 June 2021

Application no DC/21/1193/FUL

Location

Common Edge
Farnham Road
Snape
Suffolk
IP17 1QW

Expiry date 11 May 2021

Application type Full Application

Applicant Dan & Sophia Le Sauvage

Parish Snape

Proposal Single storey Orangery extension to extend living dining area. 2 No two-storey extensions to provide utility, study, dressing room, ensuite and 5th bedroom.

Case Officer Jamie Behling
07919 303788
Jamie.Behling@eastsoffolk.gov.uk

1. Summary

- 1.1. The proposed development seeks permission to erect two, two-storey extensions to the front and side of the dwelling and to create a new single storey orangery on the rear with roof terrace above.
- 1.2. 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 Ward Members recommendation to refuse due to concerns relating to Design and Residential Amenity.
- 1.3. The application was therefore presented to the referral panel on Tuesday 25th May 2021 where members felt that the application should be referred to Planning Committee to enable debate to take place in relation to the new extension and roof terrace which may have a harmful impact to residential amenity of the neighbours.

- 1.4. 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. Common Edge is a two-storey residential dwelling located within the countryside next to a petrol filling station to the east and a residential neighbour to the west (Christmas Cottage). The relatively large site has historically been quite open however, over the last decade has had numerous evergreen trees planted around the side boundaries, maturing and screening views into the site. A reasonable level of vegetation has also been planted at the front of the site again screening views in from the highway. The plot is on the south side of Farnham Road with the plot also backing onto Wadd Lane to the south.
- 2.2. A two-storey side extension was approved in 2011 under ref. C/11/0493 and subsequently built out.
- 2.3. This current application has been submitted in parallel to a separate application for a two-bay cart lodge and store with holiday accommodation above under ref. DC/21/1200/FUL which should be considered when assessing the culminative impact of this proposal.

3. Proposal

- 3.1. The proposal seeks to extend the front and side (east) of the property in a two-storey form, off of the existing front facing gable and side gable end. A single storey orangery will be erected off the rear, less than half the width of the overall dwelling positioned on the east side of the plot. A roof terrace will be built over roughly half of the orangery with the access coming out through the master bedroom. The two storey extensions will be finished with tiles to match the existing dwelling with the front extension having rendered walls to match the original house while all other extensions will be finished in the painted horizontal timber cladding to match the previous extension.

4. Consultations/comments

- 4.1. One representations of Objection raising the following material planning considerations:

Noise - the west facing door on the orangery will direct all internal noise westward toward the neighbour.

Overlooking/Loss to privacy - Although there is a line of evergreen trees screening views this is under dispute with the neighbours whether or not they are at an unreasonable height and if found to be unlawful, the reduction in height would allow for views from the roof terrace into the rear garden creating overlooking and a loss to the privacy of the neighbours to the west.

Over development - Due to previous restrictive conditions in regard to obscuring windows, further development on the west elevation is considered over development. Any further development on the site beyond this should be restricted by condition.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Snape Parish Council	23 March 2021	15 April 2021
<p>"Snape Parish Council has no observations or comments on planning application DC/21/1193/FUL but would ask that, in considering the matter, any observations or concerns of the residents of neighbouring properties be taken into account when the decision is being made and that the development complies with all the relevant legislation and council guidelines."</p>		

Non - Statutory consultees

Consultee	Date consulted	Date reply received
Ward Councillor - Cllr Jocelyn Bond	N/A	14 April 2021
<p>"I wish to OBJECT to this planning application and ask that should Officers be minded to approve, it is taken to the Planning Committee for consideration and not determined at officer level. The neighbours at Christmas Cottage, who would be severely impacted by this application would like the opportunity to speak on it.</p> <p>At in excess of 6 metres, the proposed extension and importantly the proposed roof terrace would extend considerably beyond the existing building line, resulting in the neighbouring garden to the west being grossly overlooked. The addition of the roof terrace would impact the neighbours' home's amenity, peaceful enjoyment of their garden, and considerably infringe their privacy. Westerly doors from this extension too would exacerbate noise issues.</p> <p>Should it be approved, I would politely request that any future PD rights should be removed, and a primary residency condition be placed. I understand that disagreement exists between the applicant and the owners of Christmas Cottage regarding the height of the trees in the applicant's ownership, and suggest this should be satisfactorily resolved prior to any decision on further extension of this already heavily extended house being made.</p> <p>This application as it stands would clearly cause both Loss of privacy and amenity to the neighbours and present an issue of exacerbated Noise also."</p>		

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor TJ Haworth-Culf	N/A	9 April 2021

"I would request that this planning application is taken to the planning committee for consideration and not decided at officer level. I understand that the neighbours, who also object to this application would like the opportunity to speak on this application at committee level. It is important that the neighbours feel that they are listened to on this application.

I object to the proposed roof terrace on the orangery as this will extend to well over 6m beyond the building line. This will result in the immediate next doors neighbours own garden space being overlooked and will have a detrimental impact on their only peaceful and private enjoyment of their garden and outside space.

I support the neighbours, Mr & Mrs Raingers, objection to this planning application. The loss of amenity and privacy, caused by the roof terrace, the additional focused noise from the west side door design will spoil the privacy and quiet enjoyment of their property and garden to the detriment of their own welfare and mental health.

It is also noted that having a 6mtr long terrace overlooking their garden will also have a negative impact on their property value and have severe impacts on loss of privacy and noise.

I agree, that is successful then any PD rights should be removed, and a primacy residency condition be placed. The applicant should also agree to sort out the dispute before any planning application is discussed.

Over development

Loss of privacy and amenity

Loss of light and over shadowing

Noise

Layout and density of building"

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor Tony Cooper	N/A	19 April 2021

"This should go to committee."

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 26 March 2021

Expiry date: 16 April 2021

6. Planning policy

National Planning Policy Framework 2019

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)

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

7. Planning considerations

Visual Amenity, Street Scene and Landscape

- 7.1. The site due to the recent planting is now a lot more screened from the highway than previously. The proposal seeks to extend the front of the property off the existing two storey gable by approximately 3.3 metres and at the same height as the existing gable, with a small porch added to the front of that. The size is not excessive and extends the current form of the existing dwelling, leaving the main part of the house as the more dominant element. The three metres side extension, coming off the previous extension, has been reduced in height slightly to 7.4 metres and set back to appear recessive and therefore shows a clear progression of development, along and down from the original dwelling.
- 7.2. The area has a mix of dwelling styles and design approaches which do not form a consistent street frontage. Due to the dense vegetation on the boundaries, this house almost appears in isolation when viewed from the highway and does not form part of a wider uniform street scene. As the dwelling is also set back from the road and at a lower ground level, these elements of the proposal would not significantly impact character of the site or the wider area.
- 7.3. The orangery to the rear is of a reasonable design, positioned relatively central to the site and is of a size and scale that does not harm the character of the building or surrounding area. It would not be seen within the public realm and would not harm the visual amenity of the wider landscape. The roof terrace above does not significantly change the appearance of the dwelling with a lightweight, glass balustrade with no easy views into the site from the rear, off Wadd Lane.
- 7.4. Overall, the size, scale, layout, massing and form is considered to fit comfortably within the site, leaving ample garden space within the curtilage and does not harm the visual amenity of the wider area. The proposal is considered to comply with policy SCLP11.1 and is acceptable in terms of design.

Residential Amenity

- 7.5. The two-storey side extension is considered acceptable as, although it is encroaching the east boundary, a high evergreen forms that boundary which will negate any harmful impact it may have to the neighbour on this side. There are also no first-floor windows on the east elevation and therefore the development could not overlook any private space. The front two storey extension is central to the site and would not cause any meaningful loss of light or create an oppressive structure. The orangery itself is kept relatively low and away from boundaries and therefore would not harm the residential amenity of neighbours.
- 7.6. The neighbour to the west has raised concerns regarding overlooking and loss to privacy. The roof terrace has the ability to cause the perception of overlooking and a loss to privacy if the evergreen trees along the west boundary were ever to be removed. This has therefore been taken into consideration and a 1.8-metre-high screen has been agreed to be erected and conditioned to be retained along the west side of the roof terrace in order to obscure any views into the garden of Christmas Cottage. This is found to be an acceptable solution to these matters.
- 7.7. The ground floor bifold doors facing west have also been considered as it was commented that this could direct noise toward the neighbour. Due to the 20 metre distance to the boundary and the dense evergreens forming the boundary, it is not considered that the noise impact of a family home would have a substantially detrimental impact on the amenity of the neighbouring property. If the bi-fold doors were to be opened, it is considered that no greater noise would be made, than if the applicants were within their garden enjoying activities or socialising and therefore the position of this door is not found unreasonable.
- 7.8. Overall, with the agreement of the roof terrace screen conditioned to be erected and retained, the proposal would not significantly harm the residential amenity of neighbouring properties and the application is therefore compliant with policy SCLP11.2 - Residential Amenity.

Landscaping

- 7.9. The proposal only includes minor landscaping works which could be completed without the need for planning permission with no danger to protected trees or wildlife.

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 subject to conditions.

9. Recommendation

- 9.1. The application is recommended for approval.

10. 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 drawings P01, P03, P04 and P05 received 11/03/2021 and P06A received 17/03/2021 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

4. Prior to the hereby roof terrace being first used, a privacy screen shall be erected and retained at a height of 1.8 metres on the western edge of the roof terrace at a length of no less than four metres, measured from the exterior wall of the original dwelling. If glass or plastic is chosen it shall have an obscurity of level 3 on the Pilkington Obscured Glazing Range (or equivalent by an alternative manufacturer). This item shall thereafter be retained in its approved form.

Reason: To avoid the possibility of unacceptable overlooking and loss of privacy to neighbouring property.

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@eastsoffolk.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:

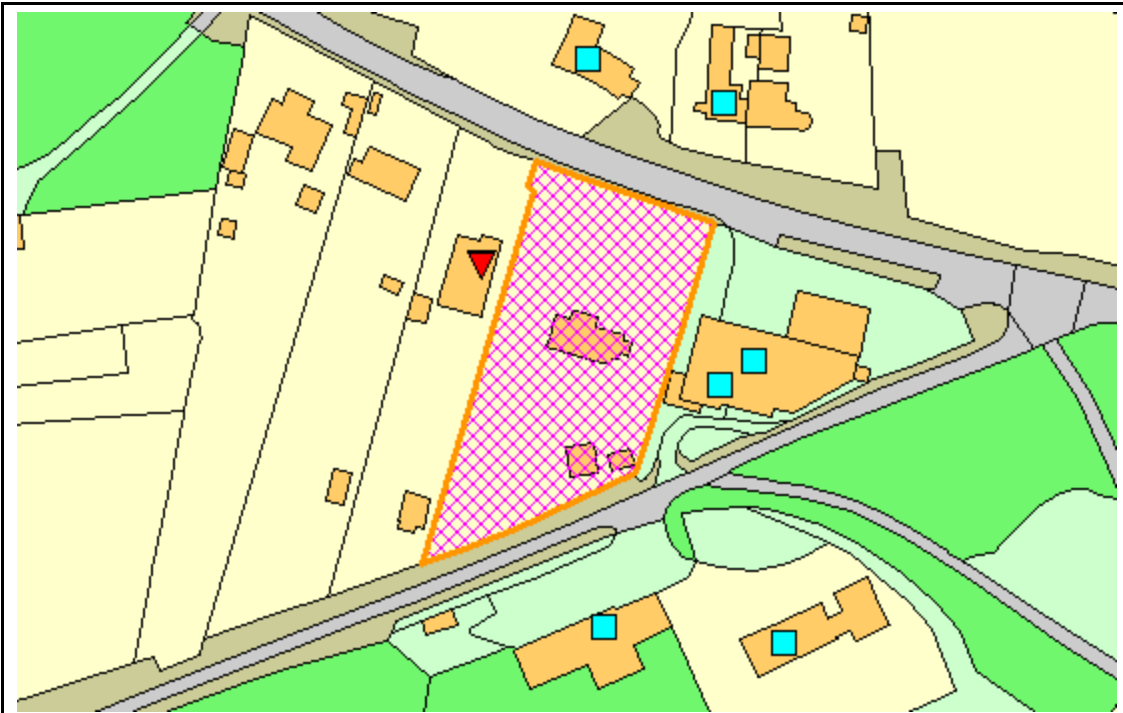
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/21/1193/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support