

**SOUTH PLANNING COMMITTEE – 25 JUNE 2019**

**DC/19/1327/FUL**

**EXPIRY DATE: 02 June 2019**

**HOUSEHOLDER APPLICATION**

**APPLICANT: MR & MRS HODD**

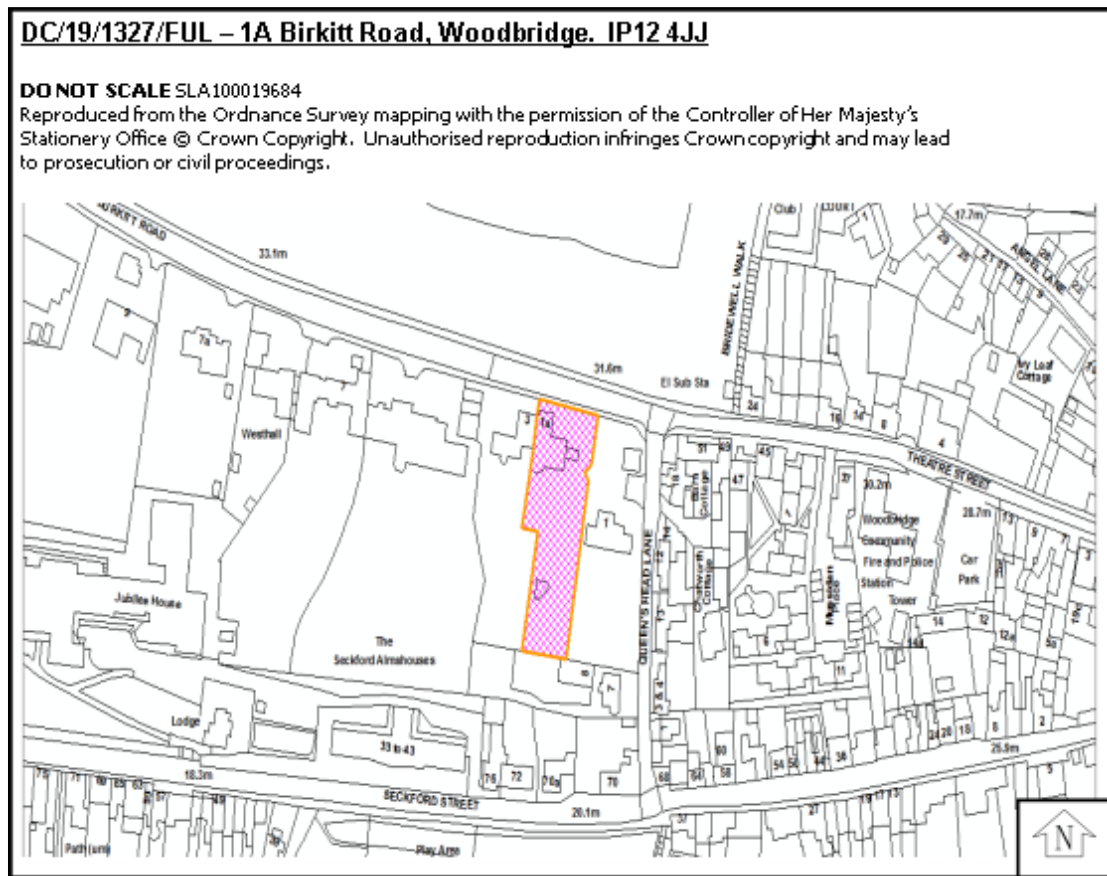
**1A BURKITT ROAD, WOODBRIDGE, IP12 4JJ**

**RELOCATION OF EXISTING WORKSHOP AND ERECTION OF NEW EXTENSION TO FORM UTILITY AND SHOWER ROOM.**

**CASE OFFICER: Jamie Behling**

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## **1 EXECUTIVE SUMMARY**

**Planning Permission is sought for the retention of a detached workshop that was built without planning permission in a position slightly further away from the road than currently occupied. In addition the application also proposes a new single storey side extension connected to the workshop via a flat roof.**

**This item has come before members through the referral process on the grounds that the workshop was subject to an enforcement complaint and the Panel wished for the impact on the streetscene to be considered by the Planning Committee.**

**The proposed extension would be located at the side of the property and would be a modest addition to the existing property. The attached workshop would be relocated from its current position and sit beside the small extension. It is proposed to clad the extension in a matching vertical board style to the workshop. Although this would change the appearance of the front elevation of the property, it is not considered to be detrimental to the character or appearance of the property or wider area.**

**The application is therefore recommended for approval.**

## **2 SITE DESCRIPTION**

- 2.1 The property is a detached two storey semi-detached house located in an urban, residential location in the centre of Woodbridge and within the Conservation Area. It is considered that the dwelling itself holds no important historic fabric and contributes little to the overall appearance of the Conservation Area.
- 2.2 The property has been subject to multiple extensions since it was originally built with the addition of a sunroom to the rear and a first floor extension over the current kitchen/dining room on the side. The property is of a brick construction with partial render finish with tiled roof. The existing workshop is to the front of the site and is currently clad in grey, vertical and horizontal boarding.

## **3 PROPOSAL**

- 3.1 The proposal involves the erection of a single storey side extension. The existing workshop will be relocated back away from the road to the side of the dwelling. The proposed extension would be to the east of the property which is currently open space being used to store equipment and rubbish and regarded as being within the front garden with the rear garden being separated by a brick wall. The proposed extension would extend across a small part of the open space to the side and have a living grass flat roof. The eaves level would match that of the existing workshop and with the flat roof connecting the two with a walkway in-between. The proposal also includes the planting of a hedgerow and trees across the front the sites boundary wall to screen the proposed development, a veranda to the front of the development and a new gate between the extension and workshop.

## 4 CONSULTATIONS/COMMENTS

4.1 Woodbridge Parish Council: *“We recommend REFUSAL. We believe there is overdevelopment of the site as it encroaches the garden and have concerns that it will be infilled and that there is loss of green space in contravention of SP17. It is out of keeping with the street scene in contravention of SP15.”*

4.2 Third Party Representations : No comments received

## 5 PUBLICITY

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

Category	Publication date	Expiry	Publication
Conservation Area	18.04.19	14.05.19	East Anglian Daily Times

## 6 SITE NOTICES

6.1 The following site notice(s) have been displayed at the site:

Site Notice Type	Reason	Date Posted	Expiry Date
General Site Notice	Conservation Area	10.04.19	03.05.19

## 7 PLANNING POLICY

7.1 National Planning Policy Framework (2019)

7.2 East Suffolk Council - Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document (adopted July 2013) (“The Core Strategy”) policies:

- SP1 – Sustainable Development
- SP1a – Presumption in Favour of Sustainable Development
- SP15 – Landscape and Townscape
- DM21 – Design: Aesthetics
- DM23 – Residential Amenity

7.3 Woodbridge Conservation Area Appraisal SPG

## 8 PLANNING CONSIDERATIONS

### Visual amenity and character of street scene

8.1 The property is a two storey semi-detached detached property located along a street of varying properties in the town of Woodbridge. The property is located in an elevated position compared to the road and pathway which is situated close to the front of the

property with access up a short stairway directly in front of the site. The land levels once on the property flatten and begin to fall towards the rear of the site.

- 8.2 The proposed extension would be three metres wide and 4.1 metres deep. It would be located at the side of the property, be single storey in scale and have a living grass flat roof. It is proposed that the extension be clad in vertical boarding in light grey.
- 8.3 The proposed workshop is 5.5 metres wide by 4.8 metres deep. Both extension and workshop will have an overall height of 2.7 metres.
- 8.4 The proposed development would be moderately visible from the front of the property. As the site is raised one metre above street level with a 1.9 metre retaining wall across the front of the property and proposed new hedgerow and trees along the front boundary, there will be considerable screening to the site from the road.

#### Impact on character of area

- 8.5 The size of the proposed development is acceptable in relation to the existing property. Although the property has been extended in the past, it is located on a relatively large plot and the proposed extension would not significantly alter the character or appearance of the original property to the detriment of the conservation area. The main dwelling will still remain the more prominent feature on the site with sufficient screening being created to minimise the impact of the development to the street scene and wider conservation area.

#### Residential Amenity

- 8.6 The property is located on a relatively large plot. The nearest neighbouring dwelling is approximately 20 metres to the south-east of the development at a lower ground level. The proposed development which is located beside the shared boundary which is made up of a large retaining wall, would therefore have little impact on the occupiers of that property due to the majority of the proposal being concealed due to the angle it will be viewed from.

### **9 Conclusion**

- 9.1 The design, size and scale of the proposed extension and workshop would not detract from the character or appearance of the property or conservation area and there would be no adverse impact to the residential amenity of neighbouring residents. The proposal is therefore considered to be acceptable.

### **10 RECOMMENDATION**

- 10.1 **APPROVE** subject to the following 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 A02/01 received 29/03/2019 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

**BACKGROUND** See applications ref DC/19/1327/FUL  
**INFORMATION:** <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PP4UWPQXJ2X00>  
<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PH73J1QX0GC00>