

Parish: EAST BERGHOLT

Location: 40 Foxhall Fields

Proposal: Erection of two-storey side extension, single-storey rear extension, front porch and bay window to front elevation (existing single-storey extension to be demolished).

Applicants: Mr and Mrs E. Greenhill

Case Officer: Marianna Broomfield

Date for Determination: 31/01/08

This application is being reported to Development Committee at the request of a Local Member.

THE SITE

1. The application site is located within the built-up area of East Bergholt and has a frontage of approximately 12m and a depth of approximately 44m. The property is a semi-detached two-storey dwelling, and a detached garage and shed also occupy the site.

THE PROPOSAL

2. The application seeks permission for a two-storey side extension, a single-storey rear extension, a front porch and a front bay window.
3. Revised plans were received on 06/03/08 amending the design of the two-storey side extension. The dimensions below refer to the proposal as amended.
4. The two-storey side extension has a width of approximately 4.1m, a maximum depth of approximately 7.1m, and a maximum height of approximately 7.4m (4.9m to the eaves). The extension would provide approximately 55.5m² of additional floor space.
5. The single-storey rear extension measures approximately 11.1m wide and 3.9m deep, with a maximum height of 3.8m. The extension would provide approximately 43.2m² of additional floor space.
6. It is proposed to finish the extensions in red facing brick and concrete roof tiles to match those on the existing dwelling.

RELEVANT HISTORY

7. None.

NATIONAL GUIDANCE

8. **PPS1** – Delivering Sustainable Development

PLANNING POLICIES

9. The following policies from the Babergh Local Plan Alteration No.2 (2006) are applicable to the proposal:
- Policy HS33 (Extensions to dwellings)
 - Policy CN01 (Design and context)

This report only includes policy references. For further details please see page 4.

OBSERVATIONS

10. PC – Recommend approval. The Parish Council has raised no objection to the amended proposals.

REPRESENTATIONS

11. One letter of representation has been received and the comments are summarised as follows:
- Single-storey extension appears to encroach onto my property.
 - Loss of light from single-storey extension.
 - Concerns regarding guttering and discharge of surface water to my soakaway.
 - Loss of light from two-storey gable end element.
 - Cherry tree in rear garden is habitat for bats which should not be disturbed by building works or its removal.
 - Concerns about location of builders compound for machinery and materials.
12. Any further representations received following the submission of the amended plans will be reported to Committee.

PLANNING CONSIDERATIONS

13. The proposed single-storey extension would project approximately 3.9m from the existing building line and is a maximum height of approximately 3.8m, falling to approximately 2.7m. Having regard to the scale of this extension, the impact on the neighbouring property is not sufficient to warrant a refusal of planning permission on residential amenity grounds.
14. The two-storey extension is to the side of the dwelling, and on the opposite side to the adjoining neighbour. The design of the two-storey extension has been amended to ensure that it does not project back beyond the existing building line of the properties. It is therefore considered that this element of the development would have no significant impact on the neighbouring property.
15. The applicants' agent has confirmed that the single-storey extension will not overhang the boundary between No. 40 and No. 39, and has advised that the boundary is not on the centre line of the party wall. The Local Planning Authority has no involvement with boundary disputes and only requires that the correct ownership certificate is submitted with the planning application. The agent has confirmed that the certificate provided is correct. If the application is approved, an advisory note can be included in the decision notice regarding the Party Wall Act 1996, which may be applicable to this development. This is, however, a civil matter and would not involve the Council.
16. Precise details of the means to discharge water are not provided with the application, and are not required in order to assess whether the development is acceptable in planning terms. This information will be required at a later stage under the Building Regulations, which will ensure that drainage arrangements are appropriate.

17. The position of the existing cherry tree on the site is shown on the submitted plans, and does not appear to be affected by the development. The tree is not protected by a Tree Preservation Order and is not located within a Conservation Area. The Local Planning Authority could not therefore prevent the future removal of the tree. Legislation does however exist regarding bats, being a protected species, and the applicants can be made aware of this via an advisory note on their decision notice.
18. The location of a builders' compound has not been provided and is not required by the Local Planning Authority for a development of this nature.

REASON FOR APPROVAL

19. The proposal, for extensions to an existing dwelling, is considered to be in accordance with the provisions of policies HS33 and CN01 of the Babergh Local Plan Alteration No.2 (2006). In particular, the extensions blend with the scale, form and design of the host building, and respect its setting. Furthermore, owing to their siting, scale and fenestration layout, the extensions would not reduce the amenities enjoyed by occupants of neighbouring properties, would not result in the loss of any significant trees, and are acceptable in terms of highway safety and convenience.

RECOMMENDATION

20. Grant Planning Permission subject to the following condition:
 - Removal of permitted development rights for openings in the north-west elevation of the single-storey rear extension.