

Item No: 2

Reference: B/07/01998/FHA

Parish: EAST BERGHOLT

Location: 40 Foxhall Fields

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

Applicant: Mr and Mrs E. Greenhill

Case Officer: Marianna Broomfield

Date for Determination: 31/01/08

This application was reported to the Development Committee on 2 April 2008 at the request of a Local Member. The consideration of the proposal was deferred to enable the siting of the proposed bay window and single-storey rear extension to be clarified.

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 is for a two-storey side extension, a single-storey rear extension and a front porch.
3. Revised plans were received on 28/04/08 removing the proposed front bay window and amending both the design of the two-storey extension and the siting of the single-storey rear extension. The dimensions below refer to the proposal as amended.
4. The two-storey side extension has a width of approximately 4.1m, a depth of approximately 6.6m, and a maximum height of approximately 7.4m (4.9m to the eaves). The extension would provide some 54.12m² of additional floor space.
5. The single-storey rear extension measures approximately 11m wide and 3.9m deep, with a maximum height of 3.8m. The extension would provide approximately 42.9m² of additional floor space.
6. It is proposed to finish the extensions in red facing brick and concrete roof tiles to match 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 relevant 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 – No objection.

REPRESENTATIONS

11. Three letters of representation were received prior to the submission of amended plan on 28/04/08. The comments are summarised as follows:
- Single-storey extension and front bay window encroach onto my property.
 - Legal boundary is the centre line of the two houses.
 - Loss of light from two-storey gable end element.
 - Loss of light from single-storey extension.
 - Lack of proper rain water drainage for the increased roof area.
 - Cherry tree in rear garden was a habitat for bats but has been removed.
 - Concerns about location of builders compound for machinery and materials.
12. A further representation has subsequently been received by email regarding the amended proposal and the comments are summarised as follows:-
- My objection regarding the rear extension and front bay window is now withdrawn.
 - I am pleased that drainage is going to be a condition.
 - No further comments to make on amended plans.

PLANNING CONSIDERATIONS

13. The front bay window has been removed from the application, as shown on the most recent amended plans.
14. The single-storey rear extension has been amended and no longer encroaches over the centre line between no's. 39 and 40 Foxhall Fields, this being the boundary between the two properties.
15. The proposed single-storey extension would project 3.9m from the existing building line and is a maximum height of 3.8m, falling to 2.7m. Given the scale of this extension, it would not be detrimental to the residential amenity of the occupiers of no. 39 Foxhall Fields.
16. 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 line of the properties. This element of the proposal would not therefore have any adverse impact on the neighbouring property.

17. Precise details of the means to discharge surface water are not provided with the application, but would be required under the Building Regulation. A condition can be attached to the planning permission (if granted) requiring such details to be provided, and would ensure that drainage arrangements are adequate.
18. The cherry tree in the rear garden was not protected by a Tree Preservation Order or located within a Conservation Area, and the Local Planning Authority could not therefore prevent its removal.
19. 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

20. 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

- 21 Grant Planning Permission subject to the following conditions:-
 - Details of surface water drainage to be agreed.