

Item No: 6

Reference: B/08/01117/FUL

Parish: Boxford

Location: 35 Daking Avenue

Proposal: Erection of two storey side extension and single storey front extension

Applicant: Mr A Gooderham

Case Officer: Chris Tivey

Date for Determination: 29.09.08

This application was the subject of a site inspection by Development Committee on Wednesday 24 September 2008 at the request of the Ward Member in order to assess the density of housing in the location, the relationship between houses and the impact upon the street scene.

THE SITE

1. The application site comprises an end of terrace two storey house, situated within an estate of houses built within the 1960's on the north western side of Boxford.
2. The existing curtilage to No. 35 Daking Avenue is rectangular in shape, with the western flank elevation being approximately 0.9m from the boundary shared with 37 Daking Avenue.
3. The land on which the extension would be erected is (in the main) garden land currently in the ownership of the occupiers of No. 37 Daking Avenue; it measures approximately 50 square metres in area.
4. 37 Daking Avenue is a detached house situated due south west to the application property, the northern side elevation of which is approximately 1.7m away from the building line formed by the rear elevation of the adjacent terrace (29 – 35 Daking Avenue).
5. Diametrically opposite and to the front of the application site is another terrace facing in the opposite (south) direction, the closest property; No. 39 Daking Avenue has recently been extended with a two storey side extension.

THE PROPOSAL

6. Full planning permission is sought for a two storey side extension, with single storey front projection. The ground floor of the extension would measure 3.965m wide and 9.9m deep, the front elevation at first floor level would be stepped back by 1.25m, the window within which would be obscurely glazed, serving a proposed ensuite bathroom. The ridge of the proposed extension would be stepped down by 0.3m and would run parallel to the main ridge of the host dwelling.
7. At ground floor a new living space would be created, with a kitchen to the rear. A master bedroom proposed to the rear of the first floor would overlook the rear garden of 37 Daking Avenue.
8. A small porch with a floor area of 2m by 1.5m is also proposed to the front door.

RELEVANT HISTORY

9. B/08/01117/FHA - Erection of two-storey side extension and a front porch. Refused 26/3/08.

NATIONAL GUIDANCE

10. **PPS1:** (Delivering Sustainable Development)
PPS3: (Housing)

PLANNING POLICIES

11. The Development Plan comprises the Emerging East of England Plan, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

Babergh Local Plan (Alteration No.2) 2006

- **HS33** (Extensions to Existing Dwellings)
- **CN01** (Design Standards)

The relevant documents can be viewed via the internet. Please see Page 4 for details.

OBSERVATIONS

12. PC –recommend approval.
13. Environmental Health – records show that the site is within 130m of a former quarry and there is a possibility that part or all of it could have been landfilled and therefore may be contaminated or affected by landfill gases. An appropriate condition is recommended.

REPRESENTATIONS

14. No letters of representation have been received.

PLANNING CONSIDERATIONS

15. The proposal is not materially different to the previously refused scheme other than the fact that the front elevation of the previous scheme was flush at both levels, but set back from the main dwelling by 0.35m. The fenestration design was slightly different at the rear of the extension (there were two windows, one serving an ensuite bathroom) and the first floor front window was clear glazed.
16. B/08/01117/FHA was refused for the following reasons:

“The proposed extension is considered contrary to Policies HS33 and CN01 of the Babergh Local Plan Alteration No.2 (2006) which inter alia seek to ensure that extensions reflect and respect the relationship of the site and its setting and those adjoining dwellings. Proposals should also not reduce the level of amenity enjoyed by occupants of neighbouring property.

It is considered that in this instance the proposed extension by virtue of its position and size will result in an unacceptable relationship with the property opposite, No.39. A

portion of the proposal will be sited directly opposite the existing extension to No. 39 reducing the separation distance between the frontages of the two dwellings to 7 metres.

This reduced distance is considered unacceptable in the loss of visual and residential amenity through reduced privacy and dominance. The proposed position of this two storey extension results in a poor level of separation between the two dwellings, not in keeping with the existing spacious pattern of development and harmful to the character of the area.”

17. Whilst the imposition of obscure glazing to the first floor front elevation would certainly remove the likelihood of overlooking into the extension of 39 Daking Avenue diametrically opposite, it would still give rise to a poor level of separation between the two dwellings, not in keeping with the existing spacious pattern of development and harmful to the character of the area.
18. Furthermore, whilst not included within the previous reason for refusal it is considered prudent to point out that the master bedroom window would overlook the rear garden of 37 Daking Avenue and could also be described as being overbearing upon that property.

RECOMMENDATION

- (1) That planning permission be refused for the following reasons:
 - Poor level of separation between Nos. 35 and 39 Daking Avenue, not in keeping with the existing spacious pattern of development and harmful to the character of the area.