

COPDOCK AND WASHBROOK – COLES GREEN COTTAGE, CHATTISHAM ROAD

Retention of single-storey side extension.

Applicant: Mr G Smith

Case Officer: Richard Collins

SITE

1. The application site is located to the north side of Chattisham Road, with a frontage of approximately 76 metres, a maximum depth of 68 metres and encompasses an area of approximately 0.31 hectares. The site lies outside the built-up area boundary and within a Special Landscape Area. The nearest neighbour is located approximately 230 metres away.

PROPOSAL

2. This planning application seeks the retention of a single-storey side extension.
3. The single-storey side extension measures 5 metres wide and 7.7 metres deep with a ridge height of 4.3 metres. The extension provides a garden room with a 3.5 metre high link to the dwelling.
4. The extension is constructed of red brick with horizontal boarding on the gables from the eaves to the ridge and clay plain tiles to the roof.
5. A letter has been submitted in support of the application. The following comprises a summary of the points raised: -
 - Planning permission was granted in 2003 for a two-storey rear extension and conservatory, following discussions with the planning officers to ensure the extension was in keeping with the original cottage.
 - The planning officer recommended the conservatory was accessed by a link so it looked like a traditional outbuilding.
 - Materials were submitted and agreed but the roof tiles required the roof pitch to be raised and revised drawings were not submitted and agreed. The revised roof pitch was considered at committee on 14th September 2005 with officer support but was refused, so now make an application for planning permission.
 - Have been sympathetically renovating the property for five years. The roof pitch of the garden room is in keeping with the original cottage and a lower pitch with alternative roof tiles would not compliment the rest of the dwelling.
 - Our neighbours are all, without exception, happy with the construction.

HISTORY

6. 2002 - Full planning permission granted for erection of two-storey rear extension and conservatory - B/02/01882/FHA

7. In February 2005 a minor amendment was approved for three no. windows in brick piers in lieu of a continuously glazed eastern elevation of the conservatory.
8. Following a Planning Contravention Notice being served on 10th January 2006 for the conservatory not being completed in accordance with the approved plans, a second minor amendment request was submitted. This illustrates the increase in the height of the conservatory roof from 1 metre as approved (eaves to ridge with a 22 degree pitch) to 2.2 metres as built (eaves to ridge with a 45 degree pitch), increasing the overall height of the conservatory from 3.2 metres to 4.4 metres, and altered fenestration on the north and south elevations of the conservatory. Following a request from the Local Member, the minor amendment was considered by Development Committee on 14th September 2005 where it was resolved to refuse the minor amendment as it was considered that the design of the conservatory was not in keeping with the dwelling and did not respect its setting and proportions due to the increased roof pitch visually dominating the east elevation of the property. Furthermore, with the tiled roof and fenestration pattern it was considered that the extension did not constitute the design of a conservatory.

POLICY

Please note that details or extracts of policies are no longer included in reports – see page 4 of these papers.

9. The following adopted development plan policies provide the framework against which this application should be judged:

Babergh Local Plan Alteration No.2 (2006) *the policy references below relate to the adopted version of the Local Plan - the policy numbers in some cases differ from those in the second deposit draft. Where this is the case, the previous reference number is given in brackets*

- Policy HS33 (HS17) (Extensions)
- Policy CR04 (CR05) (Special Landscape Areas)
- Policy CN01 (General Design)

OBSERVATIONS

10. PC – To be reported if available.
11. Letters – None received.

ASSESSMENT

12. Local Plan policies HS33 and CN01 seek inter alia, to ensure that extended dwellings reflect and respect the relationship of the site and its setting, and are of an appropriate scale, form and detailed design. Policy CR04 states that proposals should only be permitted where they maintain or enhance the special landscape qualities of the area and are designed and sited so as to harmonise with the landscape setting.

13. The principal difference between the approved scheme (B/02/01882/FHA) and the current application is the steeper roof pitch which results in an increased ridge height which has consequently increased the overall height of the conservatory/garden room by 1.2 metres. Although the garden room is now more visually prominent when viewed against the existing dwelling and rear extension, it is considered that the increased ridge height is more in keeping with the proportions of the host dwelling. Furthermore the garden room has been designed as a linked structure to the main dwelling, and the steeper pitch gives the appearance of a more traditional outbuilding.

CONCLUSION

14. The development proposed has already been carried out and has previously been considered by this committee (see para 8 above). The recommendation below is in line with that made at that time, since the circumstances are unchanged. However a decision to refuse permission would be consistent with the decision made by this committee in September 2005.

REASON FOR APPROVAL

Having regard to the pattern of existing development in the area, it is considered that the single-storey side extension to be retained would accord with the provisions of policies HS33, CR04 and CN01 of the Babergh Local Plan Alteration No. 2 (2006). In particular, the extension blends with the scale, form and design of the host building, and does not materially harm the character or appearance of the area.

RECOMMENDATION

Grant planning permission.

DECISION
