

HADLEIGH – 153 GEORGE STREET

Erection of first floor extension and conversion of existing dwelling to form 2no. dwellings

Applicant: Patrick Allen Ltd

Case Officer: Chris Tivey

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**This application is subject to a site inspection by a Panel of Members on 12 September 2007.**

SITE

1. The application site comprises an extended end-of-terrace two storey house situated at the junction of George Street and New Cut. The site is roughly rectangular in shape and is bounded by a brick wall to its south, east and north east sides and rising up to approximately 2m between its rear elevation and its single storey garage building which is parallel to no. 34 New Cut.
2. The area within which the application site is situated is varied in character and density. No. 153 through to No. 145 George Street are, however, from the Victorian era and many properties within New Cut also take on a similar terraced form. The majority of residential dwellings within the proximity of the application site rely on on-street parking.

PROPOSAL

3. Planning permission is sought to extensively remodel the existing one-and-a-half storey side extension to No. 153 George Street. The existing extension has a ground to ridge height of 6.4m, this has a ground to eaves height of approximately 2.4m and by virtue of its excessive 9.6m depth means that it gives rise to a form that is uncharacteristic of the historic two storey terrace block to which it adjoins.
4. The proposal is to do away with this suburban form and to build a full two storey element to the end of terrace, the same height and depth as No. 153 and its adjoining neighbours. The extension would have full two storey front elevation flush and with windows sympathetic to the existing terrace. The width of this dwelling would be 3.2m wide in comparison with 4m of No. 153 George Street and therefore the main access door is shown to be provided on the side elevation facing onto New Cut. This would be in the approximate location of the existing ground floor bathroom window. The existing ground floor store window and the first floor bedroom window would both remain, although the latter would serve a bathroom.
5. Furthermore, a two storey projecting gable at right angles to the main ridge of the house would be provided and extends the depth of the dwelling by approximately 1m. The ridge height of this element would be lower than the existing at 6m. Two windows are proposed within the two storey rear extension at first floor level including one to the north east elevation facing No. 153A George Street and an

obscurely glazed fixed light to the rear (north west gable end). A single storey lean-to extension abutting the north western flank of the proposed dwelling would provide a bathroom and lobby area at ground floor for the host property (No. 153 George Street).

6. Both properties would have approximately 40sqm of garden and enables one off-street parking space to be provided to each unit. This is in the form of the existing garage to be retained for No. 153 George Street and a parking space for the proposed dwelling to its south.

### RELEVANT HISTORY

7. 1981 – Erection of side extension and front porch – Granted (B/81/01071)  
  
2007 – Alterations and extension to form 2no dwellings – Refused 04.02.2007 (B/06/02095)
8. The latter planning application was refused for two reasons; the first with respect to lack of contribution to Public Open Space which is a standard reason for refusal for residential applications and secondly, that the proposed development by virtue of the depth of the two storey extension would harm the amenities of the occupiers of a neighbouring property by reason of loss of privacy resulting from the first floor fenestration. The applicant, in their Design and Access Statement, make reference to the fact that their proposal now shows an obscurely glazed and fixed shut window to the north western gable end thereby protecting the amenities of the occupiers of No. 34 New Cut.
9. Furthermore, the second reason for refusal of B/06/02095 stated that the depth of the extension and its detailed design would result in a discordant and dominant feature detrimental to the visual amenities of the area. The depth has been reduced slightly from 3.65m to 3.4m and window design to the front elevation improved.

### NATIONAL GUIDANCE

#### **10. PPS1 (2005) Delivering Sustainable Development**

##### **PPS3 (2006) Housing**

### PLANNING POLICIES

11. The following Development Plan policies are relevant to the determination of this proposal:

#### **Suffolk Structure Plan 2001**

- CS3 (New Development)
- ENV3 (Design Standards)
- T9 (Private Car Parking)

## **Babergh Local Plan Alteration No.2**

- HS02 & HS03 (Villages)
- HS27 (Housing Density and Type)
- HS28 (Infilling and Groups of Dwellings)
- HS30 (Design)
- HS32 (Public Open Space – Developer Contributions)
- CN01 (Design Standards)
- TP15 (Parking Standards)

### OBSERVATIONS

12. TC - Object on the grounds that the proposal is not in sympathy with the layout of the existing dwellings and the setting of neighbouring properties. They consider that the proposal would be over development of the site and are concerned about highway safety where the site occupies a corner location. They also note a letter of objection from a local resident who voiced concerns over highway issues and loss of light. These comments were based on the original submission which showed a less sympathetic fenestration design to the front elevation and only provided one parking space to the new property. Any further comments that the Town Council may make will be reported to Members at the Meeting.
13. LHA - Their first response was based on the original submission and they objected on the grounds that the existing dwelling would have been left with no off street parking. They stated that unless off-street parking was provided for the proposed and existing dwellings, the application would attract a recommendation of refusal from themselves. Since the revised drawing were submitted they have withdrawn their objection.
14. SCC Archaeological Service - The site lies within an area of archaeological importance and has therefore a very high archaeological potential for the survival of late Saxon and Medieval occupation. Medieval pottery was found at No. 153A George Street in 2000. As such it is recommended that any permission granted subject to a PPG16 paragraph 30 standard condition.
15. Third Party Representations - Six letters of objection have been received from local residents (two letters have been received from the occupiers of no. 37 New Cut and two letters from the occupiers of no. 34 New Cut) areas of concern are based on the following;
  - There is already a severe shortage of available parking spaces in the area, the position and extra vehicles around the proposed driveway would make it difficult to access other properties due to the narrow nature of the road.
  - The junction of George Street and New Cut is a blind turning with narrow access. Further driveways and vehicles would increase the risk of accidents which could include school children who use New Cut as a daily route to the primary and high school.
  - Concern is raised over difficulty of access for emergency vehicles.

- There were no proposed extra windows on the north east elevation on the earlier application. The current dwelling has one window to that aspect on the first floor which looks directly into the living room of No. 153A George Street. The new application includes another bedroom window on that elevation which will overlook their dining room, bedroom and garden. The original window for the bedroom was in the south facing wall looking directly down New Cut and they feel that this original configuration should be adhered to.

## ASSESSMENT

16. The principle of residential development on this site is acceptable with the application site situated within the built-up area of Hadleigh.
17. The general character of the area is mixed, with many properties having been extended over time. The applicants have largely overcome the Council's previous reasons for refusal with respect to the design. The first floor rear window which would have looked over 34 New Cut, is now to be obscurely glazed and fixed shut, therefore, there would be no loss of privacy to properties to the north west of the application site and in particular no. 34 New Cut.
18. A new window is proposed to the north east elevation and would serve a bedroom. This would overlook no. 153A George Street which has been raised as a cause for concern by its occupiers, however it should be noted that the existing first floor bedroom window currently overlooks that property and the degree of overlooking from the new window would not be materially greater than the existing situation. The existing window would serve a bathroom and therefore would be obscurely glazed. It would therefore be difficult to substantiate an objection to the proposal on these grounds.
19. In terms of the impact of the proposed development upon the general character of the street scene, the revised fenestration details, particularly to the front elevation, are now sympathetic with the rest of the terrace and the projecting rear element is more subservient in form. Therefore the design and overall massing of the proposal is now acceptable and overcomes the earlier concerns in determining the previous planning application.
20. The density of the development would equate to approximately 80 dwellings to the hectare. Whilst high, in view of the close proximity of the town centre and the fact that the proposal would generate an additional unit of residential accommodation, should not be harmful in itself. Adequate private amenity space would be provided to each unit and taking into account the fact that the existing property only has one parking space, with the revised proposal showing one space per unit (153 George Street and the new dwelling) means that it would be difficult to substantiate an objection in terms of the safe operation of the highway.
21. Policy HS32 of the Adopted Local Plan requires all applications proposing new dwellings to make provision for Public Open Space. This is either in the form of on site provision or off site provision in the sum of a commuted payment. Given the relatively small size of the site and layout of the development on site Public Open Space provision is not considered appropriate and accordingly the recommendation below makes provision to secure a commuted payment.

## REASONS FOR APPROVAL

22. The proposed development would create an additional modest two storey house and would make efficient use of a site situated within the built-up area boundary of Hadleigh. The design and scale of the proposed dwelling, in addition to the extension to the existing property is appropriate to the street scene and would not give rise to a material loss of amenity to neighbouring residential properties. The proposal is therefore compliant with Policies HS02, HS03, HS27 and CN01 of the Babergh District Local Plan Alteration No. 2 (2006).

## RECOMMENDATION

Grant (Planning Permission) subject to condition –

- A. The Solicitor to the Council be authorised to secure a planning obligation under Section 106 of the 1990 Act to ensure:
- (i) The payment of contributions towards Public Open Space provision.
- B. Upon securing the obligation the Chief Planning Control Officer be authorised to GRANT planning permission subject to the following conditions –
- Materials
  - As recommended by CHA
  - PD rights removed for insertion of further windows and extensions.
  - Landscaping scheme
  - Scheme of archaeological investigation required

Otherwise,

- C. REFUSE planning permission
- Inadequate provision of Public Open Space and play equipment.

## DECISION

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