

Item No: 13 Reference: B/07/01793/FHA
Parish: PINWOOD
Location: 42 Belmont Road, Pinewood, Ipswich.
Proposal: Erection of a two-storey front extension and single storey rear extension (existing conservatory to be demolished)
Applicant: S & J Margetson
Case Officer: Ben Woolnough Date for Determination: 29 December 2007

This application is referred to Committee at the request of the local member.

THE SITE

1. The property is situated within a small close of 4 detached two-storey dwellings with communal access onto Belmont Road. Appleby Close runs parallel to Belmont Road and consists of a row of bungalows with rear gardens adjacent to the side boundary of No. 42's rear garden.

THE PROPOSAL

2. The application proposes a two-storey front extension and a single storey rear extension. The front elevation is adjacent to No. 44 Belmont Road and due to the orientation of the dwelling could be referred to as the side elevation. The two-storey extension is proposed to this elevation extending into the gap between No. 42 and 44. It is proposed to extend by 2.7 metres with a maximum height of 7.2 metres although the roof is proposed to be hipped on the western end of the extension. The rear extension is proposed to consist of a single storey lean-to running the width of the rear elevation and extending into the rear garden.

RELEVANT HISTORY

3. There is no relevant history for this application.

NATIONAL GUIDANCE

4. PPSI – Delivering Sustainable Development.

PLANNING POLICIES

The following Development Plan policies are applicable to the proposal:

5. Babergh Local Plan Alteration No. 2 (2006) - Policy HS33

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

OBSERVATIONS

6. PC – To be reported

REPRESENTATIONS

7. Four letters of representation have been received from one objector and the comments are summarised as follows:
- Visual impact of the extension in this gap between No. 42 and 44.
 - Not in keeping with the area.
 - Overdevelopment
 - The precedent it could set.

PLANNING CONSIDERATIONS

8. The relevant policy in this case is HS33, which provides that planning permission may be granted to extend a dwelling providing that the scale, mass, materials and detailing blend with the existing, the extensions proportions respect the original dwelling and the level of amenity of neighbours is not reduced.
9. The proposed single storey rear extension would not be of impact on any neighbours and is acceptable in its scale and relationship to the existing dwelling.
10. The proposed two storey front extension does represent an alteration to the outlook of No. 15 Appleby Close. The distance between the rear of No. 15 Appleby Close and the proposed front extension is 15 metres and as such, this distance along with its orientation, would not cause any loss of light to the occupants of No. 15 Appleby Close. This degree of separation and the existing level of development to the rear of No. 15 Appleby Close's garden would not result in a significant level of dominance so as to reduce the amenity of No. 15 Appleby Close through the proposed two storey extension.
11. The front extension is therefore appropriate in its scale, mass and materials so as to blend with the existing dwelling and its introduction would not be detrimental to the street scene.

REASON FOR APPROVAL

The proposal is in accordance with policy HS33 of the Babergh Local Plan Alteration No. 2 (2006) by reason of its scale, design, materials and relationship to the existing dwelling. The proposal would not reduce the level of amenity enjoyed by neighbouring occupants to an unacceptable degree and is acceptable.

RECOMMENDATION

Grant planning permission subject to conditions –

- STLC
- Materials to match existing.
- No new openings to be inserted above ground floor level in the proposed two storey extension.

DECISION