

**DEVELOPMENT COMMITTEE**

**13 JUNE 2007**

ITEM 1

B/07/00445/FHA  
FULL HOUSEHOLDER APPLICATION

LONG MELFORD – 39 SAMPSON DRIVE

Erection of 2 no. single-storey front extensions and 1 no. single-storey rear extension.

Applicant: Mr and Mrs A. Gentle

Case Officer: Marianna Broomfield

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**BACKGROUND**

**A panel of Members inspected this site on 30<sup>th</sup> May 2007 in order to consider the impact of the proposed extensions in relation to overdevelopment of the site and loss of light.**

**SITE**

1. The application site is located on the southern boundary of the housing estate off Bull Lane in Long Melford and comprises a detached two-storey dwelling and detached double garage, with a frontage of approximately 14m and a depth of approximately 35m. The site lies within the built up area boundary for Long Melford.

**PROPOSAL**

2. The application seeks permission for the erection of two single-storey front extensions and one single-storey rear extension.
3. The two proposed front extensions each measure approximately 2.6m wide, 1.4m deep and a maximum of 3.3m in height, and would each provide approximately 3.64 square metres of floor space. The two extensions would therefore provide a total additional floor space of 7.28 square metres to the front of the property, extending the existing dining room and study.
4. The proposed rear extension measures approximately 3.1m wide, 3.4m deep and a maximum of 3.5m in height, and would provide approximately 10.54 square metres of additional floor space, extending the existing kitchen to the rear of the property.
5. It is proposed to finish the front and rear extensions in red facing brick and pantiles to match those on the existing dwelling.

**RELEVANT PLANNING HISTORY**

6. 1996 – Outline planning permission granted for residential development (B/95/00795/OUT refers).
7. 1998 – Approval of reserved matters for 42 two-storey dwellings and 2 single-storey dwellings (B/98/00022/RES refers).

8. 2003 – Planning permission granted for alterations to existing garage including increase in height to provide loft accommodation, insertion of dormer window to rear elevation and provision of external stairs (B/03/00284/FHA refers).

## POLICY

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

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

### **Babergh Local Plan Alteration No.2 (2006)**

- Policy HS33 (Extensions to dwellings)
- Policy CN01 (Design and context)

## OBSERVATIONS

10. PC – Recommend refusal. Over development of site; plans do not reflect scale of slope and proximity of embankment in rear garden, nor the recent extension to the existing garage; loss of light to neighbouring properties.
11. SWT – Offer the following comments:
  - This site lies directly adjacent to Long Melford Disused Railway Line County Wildlife Site. We therefore request that care is taken during the construction stage to limit building work within the boundaries of the development site. The County Wildlife Site should not be used for temporary storage of building materials.
12. Letters - Two letters of objection have been received with regard to the proposed single-storey rear extension only, the salient planning issues of which are summarised as follows:
  - Loss of light to our sitting room patio doors, kitchen window and patio.
  - Spoiling the general outlook from our house and rear garden.
  - Devaluation of our property.

## ASSESSMENT

13. Local Plan policies HS33 and CN01 seek, inter alia, to ensure that extensions to existing dwellings reflect and respect the relationship of the site and its setting and those of adjoining dwellings in an acceptable manner, and to ensure that the level of amenity enjoyed by occupants of neighbouring property is not adversely affected.
14. The proposed rear extension is located to the west of the adjacent property No.41 Sampson Drive, and is sited approximately 1m from the side boundary. There is an existing boundary fence between the two properties, of approximately 1.8m in height. The rear of both No.39 and No.41 face south, as does the kitchen window referred to in the letters of objection received. The sitting room patio doors also referred to face west, and are at a distance of 5m

away from the proposed extension. The extension is therefore unlikely to have a material adverse effect on the amount of light to these windows.

15. In view of the above, the level of impact of the proposed rear extension on the adjacent property is not sufficient to warrant a refusal of planning permission on the grounds of residential amenity.

#### REASON FOR APPROVAL

The proposal, for 2 no. single-storey front extensions and 1 no. single-storey rear extension 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 layouts, the extensions would not reduce the amenities enjoyed by occupants of neighbouring properties.

#### RECOMMENDATION

Grant planning permission.

#### DECISION

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