

Item No: 6

Reference: B/08/00245/FHA

Parish: GREAT CORNARD

Location: 49, Broom Street

Proposal: Erection of a rear Conservatory

Applicant: Mr M. Newman

Case Officer: Alex Scott

Date for Determination: 16/04/08

This matter is referred to the Development Committee as it is an application that has been made by a District Councillor.

THE SITE

1. The site is located on Broom Street and is within the Built up area Boundary of Great Cornard.
2. The existing dwelling has a large rear garden and is adjoined to the north west by a two storey house and to the south west by a bungalow.

THE PROPOSAL

3. The proposal is for the erection of a rear conservatory. The proposed conservatory would project 3 metres away from the rear of the existing dwelling with a pitched roof of a maximum height of 3.5 metres. The proposal extends the width of the rear elevation which is 7.25 metres.

RELEVANT HISTORY

4. 1968 – Planning permission granted for Erection of a garage and porch. (S/68/00669/M)
5. 1977 – Planning permission granted for Erection of a rear extension and garage. (B/77/00058)

NATIONAL GUIDANCE

6. PPS1 – Delivering Sustainable Development.

PLANNING POLICIES

7. The following Development Plan policies are applicable to the proposal:
 - CN01 – Design Standards
 - HS33 – Extensions to Existing Dwellings

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

OBSERVATIONS

8. Parish Council – No objection.

REPRESENTATIONS

9. No representations received.

PLANNING CONSIDERATIONS

10. 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 dwelling. The proposal is for a rear conservatory which is acceptable in terms of size, mass and proportions and no obvious planning policy conflict would arise in design terms.
11. The single storey height of the conservatory, together with its depth is of a size and scale that will not result in a form of development that would materially harm the amenities of the neighbouring properties. The proposal will be approximately 2.9 metres away from the north-west neighbour's property boundary. The boundary hedge in between the properties with an approximate height of 2.5 metres, screens the proposal. The proposal will be approximately 3.3 metres away from the south-east neighbour's property boundary with an existing single storey rear extension in between of a maximum height of 2.8 metres. The proposal is therefore acceptable in terms of maintaining neighbour privacy.

REASON FOR APPROVAL

12. The proposal is considered to be in accordance with policies CN01 and 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 is not considered to reduce the level of amenity enjoyed by neighbouring occupants so as to justify refusal of planning permission.

RECOMMENDATION

13. Grant planning permission.