

ACTON – 2 CEDAR WALK

Erection of single storey and two storey front extensions.

Applicant: Mr & Mrs J Bedford

Case Officer: Gemma Pannell

This application is presented to Development Committee as the applicant is a staff member of the Council.

The Monitoring Officer, who has discussed the procedures with the Case Officer, has reviewed the application file. The Monitoring Officer is satisfied that the application has been processed normally.

The application was deferred from consideration at the meeting on 21st June 2006 in order that a site inspection could take place. A panel of Members inspected the site on 28th June 2006 in order to assess the visual impact of the proposal on the surrounding area.

SITE

1. The application site supports a two-storey dwelling which fronts onto a public footpath.

PROPOSAL

2. The application proposes a single storey and two-storey front extension. The extension is to be brick and render to match the existing property under a tiled roof. The two-storey extension enlarges the lobby and provides a cloakroom at ground floor and increases the size of the existing bedroom on the first floor. The single storey extension increases the size of the sitting room.

HISTORY

3. 1972 – Planning permission granted for residential development (S/72/262/M refers)
4. 1974 – Planning permission granted for residential development of 171 dwellings and accesses. (S/74/66/M refers)
5. 1999 – Planning permission granted for the erection of a two storey rear extension. (B/99/01416/FHA refers)

POLICY

6. The following adopted and emerging Development Plan policies are considered relevant to this application: -

Suffolk Structure Plan 2001

- Policy ENV3 (Design Standards)

Babergh Local Plan Alteration No. 2 (2006)

- Policy CN01 (General Design)
- Policy HS33 (Extensions)

OBSERVATIONS

7. PC – Refuse for the following reasons: The proposed extension would create a property, which is too large for its site. The end product would be a building that was out of keeping with neighbouring properties and would be overpowering. To permit this proposal will create a precedent, which will result in many more houses being extended, ultimately creating a shut in feel to what was designed as an open walkway. This is undesirable.
8. CHA – No comment.
9. Letters – One letter received objecting for the following précised reasons:
 - The roof line of the two storey extension will reduce the light to my garden.
 - We will look directly at the development.
 - The proposed development extends beyond the existing line in Cedar Walk.
 - The development will cause a precedent.

ASSESSMENT

10. The relevant policy in this case is HS33, which seeks to ensure that planning permission will 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, the level of amenity of neighbours is not reduced, significant trees are not felled, and a safe vehicular access can be achieved.
11. Also relevant to this case is policy ENV3 which seeks to ensure high standards of siting, design and landscaping in all developments.
12. The existing property sits within a good sized plot and has an adequate level of amenity area. The proposed extension is not considered to overdevelop the plot and will not lead to any significant loss of residential or visual amenity.
13. It is considered that the proposed extensions, although altering the character of the existing property, do not cause harm to the visual amenity of the area and given that the building is not listed, no objection is raised to its alteration. Furthermore, the proposed extensions are considered to satisfactorily relate to the dwelling in terms of design, form and scale.

REASON FOR APPROVAL

The proposal is considered to be in accordance with policies HS33 and CN01 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

Grant Planning Permission subject to the following condition:

- PD rights removed for the insertion of new windows at first floor level.

DECISION
