

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO 1
APPLICATION NO 2868/15
PROPOSAL Erection of extension to and conversion of existing detached double garage to form additional living accommodation
SITE LOCATION 10 Shakespeare Road, Stowmarket IP14 1TJ
SITE AREA (Ha)
APPLICANT Mr & Mrs Talbot
RECEIVED August 12, 2015
EXPIRY DATE October 8, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

A Member of the Council has requested that the application is determined by the appropriate committee and the request has been made in accordance with the Planning Code of Practice adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The agent visited the Duty Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle, subject to findings of the site visit and consultation responses.

SITE AND SURROUNDINGS

2. The application site is located within the relatively built-up area in north Stowmarket. This area is characterised by various styles and sizes of dwellings interspersed with open space.

No. 10 Shakespeare Rd is a two storey detached dwelling with an existing garage. The dwelling has been previously extended by means of a single storey rear extension. The dwelling, extension and garage are finished in 'golden buff' coloured brick. The adjacent properties are also two storey, very similar to the application dwelling.

Essentially the proposal site is the conversion and extension of a detached garage. The existing garage is adjacent to Shakespeare Road, to be extended on the road front elevation.

The site is generally unscreened and is readily visible from the footway and public highways.

HISTORY

3. The planning history relevant to the application site is:

0801/04/	SINGLE STOREY REAR EXTENSION.	Granted 30/07/2004
0735/82	Erection of 73 dwellings with garage and construction of estate roads with access from Chilton Way.	Granted 29/12/1982
0238/79/OL	Residential development including open spaces	Granted 13/05/1980

PROPOSAL

4. The erection of an extension to and the conversion of an existing detached double garage to form additional living accommodation.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council, Consultation Sent 19/08/2015, Reply Received 3rd September 2015**

Resolved: That the Town Council recommended refusal of the planning application on the grounds that the proposed dwelling would represent overdevelopment of the site:

i) Contrary to planning policy GP1, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;

ii) Contrary to planning policy SB2, the proposed development will adversely affect the character and appearance of the settlement;

iii) Planning policy SB2 states 'inappropriate forms of development will be refused';

iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy H02;

v) Contrary to planning policy H13, the design and layout will not respect the character of the proposal site and the relationship of the proposed development

to its surroundings;

vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15;

vii) Contrary to planning policy ENV03, the design and layout does not respect the characteristic of the sites and surroundings.

The Town Council is concerned that if the proposed development were to be granted planning permission, a precedent would be set to allow future garage conversions in the surrounding area.

SCC Highways, Consultation Sent 19/08/2015, Reply Received 28/08/2015

Require more information to properly determine the highway impact the development would have:

Total No. bedrooms post development

Total No. parking spaces post development

Additional Response Received: 2/09/2015

3 Parking spaces for 5 bedrooms would be considered acceptable by SCC.

SCC does not wish to restrict the grant of permission for MS/2868/15

Stowmarket Ramblers, Consultation Sent 19/08/2015, Reply Received 26/08/2015

No comments

Rights of Way, Consultation Sent 19/08/2015, Reply Received 27/08/2015

No comments

MSDC Environmental Health, Consultation Sent 19/08/2015, Reply Received 19/08/2015

No objections with respect to land contamination, only request that we are contacted in the event of unexpected ground contamination being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Parking problems, including during construction as driveway space used
Precedent
Contrary to original permission
Loss of privacy
Detached nature of proposal
Request for daylight and sunlight study
Detrimental to character

Impact on highway safety

ASSESSMENT

8. **ASSESSMENT**

There are a number of considerations which will be addressed as follows:

- Principle of Development
- Design and Layout
- Highway Safety
- Residential Amenity
- Biodiversity
- **PRINCIPLE OF DEVELOPMENT**

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

Development Plan

The principle of the extension and alteration of buildings within the curtilage of an existing residential dwelling is considered to be acceptable, subject to detailed compliance with Policies GP1, H16, SB2, and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Furthermore it is noted that the property retains its permitted development rights and the conversion of an existing outbuilding to purposes ancillary to the residential use of the site would be permitted development. As such only the extension would require planning permission, although permission is sought for both aspects.

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with

paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

- **DESIGN AND LAYOUT**

The proposed design for the extension and conversion of the detached garage is considered to be acceptable, and not constitute harm to the existing building, or its setting. The single storey appearance is considered to be in keeping with the locality and not to have a detrimental impact to consider refusal in this respect.

The proposed extension is positioned on the south eastern, roadside elevation of the original garage. Single storey with a recessed pitched roof, the proposed structure is considered to have an appearance, scale and roof positioning that maintains the dominance and character of both the existing garage building and with regards to the dwelling such that the proposal is not considered to have an unacceptable impact on the overall appearance.

The materials are considered to be in keeping with the existing building and can be appropriately secured by means of condition.

- **HIGHWAY SAFETY**

The proposal is for the conversion of the existing double garage, reducing the number of parking spaces on the application site. The end result of the proposal would be a property with a total of five bedrooms and three on-site parking spaces. The Suffolk County Council 2014 Parking Standards requires three spaces for a dwelling of this size. As the proposal would comply with the relevant standard the reduction in parking spaces is not considered to be unacceptable to warrant refusal in this respect.

The proposal would reduce any turning space on the site, such that vehicles could not both enter and exit the site in forward gear. However, as Shakespeare Road is an estate road this is not considered to harm highway safety. Suffolk County Council Highways do not object in this respect.

In the light of this the proposal is not considered to risk harm to highway safety to consider refusal in this respect.

- **RESIDENTIAL AMENITY**

The application site is situated back from the Shakespeare Road street frontage, in effect to the rear of neighbouring properties. As such the proposed front extension to the garage would project this building closer to the facing rear elevation of No. 12 Shakespeare Road. However, the proposed extension is single storey, lower than the adjoining garage and also with a hipped roof is such that the proposal is not considered to harm neighbouring residential amenity.

Right of light has been raised in representations, although this is not a material planning consideration. The proposal is a single storey extension which would risk some slight degree of harm. However, due to the oblique relationship, the

orientation of the site and neighbouring property and that this relates to a conservatory rather than a single window the proposal is not considered to have an unacceptable impact contrary to Local Plan Policies GP1 or H16 to warrant refusal in this respect.

- **BIODIVERSITY**

There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single storey extension to, and conversion of, an existing garage to an annex; which works will not include the loss of any potential habitats. As such the proposal is not considered to risk harm to protected species to consider refusal in this respect.

- **CONCLUSION**

This proposal is considered to be in keeping with the existing dwelling and not result in unacceptable detrimental impacts on neighbouring residential amenity or biodiversity. In the light of this, the proposal is considered to accord with relevant Local Plan Policies and the NPPF.

RECOMMENDATION

That authority be delegated to the Development Management Corporate Manager to grant full planning permission subject to the following conditions:

- Standard time limit
- Approved plans
- Materials
- Use incidental and ancillary to No. 10 Shakespeare Road

Philip Isbell
Corporate Manager - Development Management

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **10** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: