

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 22 June 2016

AGENDA ITEM NO 1
APPLICATION NO 0492/16
PROPOSAL Erection of single storey rear and side extensions to existing annex
SITE LOCATION Annexe at Ifold, New Road, Tostock, IP30 9PJ
SITE AREA (Ha)
APPLICANT Mr & Mrs J Parnum
RECEIVED February 1, 2016
EXPIRY DATE March 29, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The applicants are related to a member of council staff.

PRE-APPLICATION ADVICE

1. None

SITE AND SURROUNDINGS

2. The site dwelling is a two storey, modern, buff brick and concrete tiled, detached, bungalow with a uPVC conservatory on the rear elevation and a single storey extension on the north side elevation, this is the site of the attached annexe accommodation. The dwelling faces west towards the highway and set within a generous plot size.

The neighbouring dwelling to the south has been extended by a large, two storey, gabled ended unit. Opposite the site plot is a row of semi-detached Authority dwellings and the immediate locality has just one listed building to the north west at a distance that this proposal will have no visual impact upon that public house. The site is outside of the local Conservation Area.

HISTORY

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

0492/16	Erection of single storey rear and side extensions to existing annex	Granted
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PROPOSAL

4. The proposal is for single storey extensions to a two storey dwelling to form an annex. The main extension would be 5.4 metre high (2.8 metres to eaves).

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Tostock Parish Council**

- Support

MSDC - Heritage (LB, affecting LB, Con Area affecting Con Area)

The Heritage Team has no comments to make on this proposal

LOCAL AND THIRD PARTY REPRESENTATIONS

7. There are no representations received.

ASSESSMENT

8. **Principle of Development**

The property is a domestic dwelling house and as such, in principle, subject to policy constraints, and ensuring no material harm to the building is proposed, the erection of householder extensions and outbuildings within the domestic curtilage are in accordance with policy.

The works proposed are not considered to be detrimental with regard to the host dwelling. The proposed extension at Ifold will not rival the large, two storey extension of the neighbour to the south. There are generous extensions within the street scene.

Design and Layout

The proposal seeks to add a single storey, pitched roof extension to the rear (east) elevation of the existing attached annexe which runs along the north

elevation of the host dwelling lfold. It is also proposed to erect a new porch onto the north elevation of that extension. The new porch is an additional access into the main dwelling and leads to the annexe section of the new footprint created. There is a link between the annexe and the host dwelling via the utility room. The original annexe site now allows for a new bedroom, a study and a bathroom serving the host dwelling.

The external design will have no impact on the front (west) elevation of the dwelling and, therefore, no impact on the local street scene. The new (east) facing rear gable is wide and slightly overlaps the original rear elevation of the dwellinghouse. In terms of design this proposal it is not especially in keeping with the overall form of lfold, however, the only impact is from within the plot and, at single storey level only, it is highly unlikely that there will be no harm caused to the existing structure.

Highway Safety (Parking, Access, Layout)

The site is accessed via a private drive and dropped kerb in front of the dwelling. The frontage has a large area of hardstanding and this development will have no impact upon the existing parking and turning areas within the site.

Residential Amenity

There is just the neighbouring dwelling to the north to consider as being impacted upon from this development. However, the works are at single storey level only and all fenestration proposed is at ground floor level only. For that reason this proposal is considered acceptable and would not have significant harm to warrant refusal.

Conclusion

In assessing the development on its merits, and having regard to the comments of national and local planning policy, the proposed development is considered to have no significant detrimental impacts on the character and appearance of the existing dwelling, neighbour amenity or the wider surroundings. This proposal is considered to be in accordance with policies of the extant development plan and NPPF.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Standard Time Limit**
- **In accordance with approved plans**

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Tilly Smith
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Cor5 - CS5 Mid Suffolks Environment

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H18 - EXTENSIONS TO EXISTING DWELLINGS

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 **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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