

Committee Report

Item No: 7D

Reference: DC/21/03207

Case Officer: Alex Breadman

Ward: Blakenham.

Ward Member/s: Cllr John Field.

RECOMMENDATION – GRANT HOUSEHOLDER PLANNING PERMISSION

Description of Development

Householder Application - Erection of two storey rear extension and creation of additional parking bay to front garden.

Location

Hens Croft, 14 Black Barn Close, Somersham, Suffolk IP8 4PX

Expiry Date: 10/09/2021

Application Type: HSE - Householder Planning Application

Development Type: Householder

Applicant: Mr & Mrs Caston

Agent: John Scaife

Parish: Somersham

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The Applicant is Councillor James Caston.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

NPPG-National Planning Policy Guidance

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

CS05 - Mid Suffolk's Environment

H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
H18 - Extensions to existing dwellings
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Somersham Parish Council – Comments Received 16.06.2021

This application was considered by email discussion among Councillors (not including the Chair, who declared an interest) and no objection was raised.

County Council Responses (Appendix 5)

SCC Highways – Comments Received 21.06.2021

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 03 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

B: Representations

At the time of writing this report, no letters/emails/online comments have been received.

PLANNING HISTORY

REF: DC/19/03167	Discharge of Conditions Application for DC/18/03055 - Condition 5 (Refuge Bins and Collection Areas), Condition 6 (Landscaping Scheme) and Condition 7 (Agreement of Levels)	DECISION: GTD 27.08.2019
REF: DC/19/03353	Application for Non-Material Amendment for change of brick specification on approved application DC/18/05265.	DECISION: GTD 08.08.2019

REF: DC/19/05054	Non-Material Amendment to DC/18/05265 - Change of roof finish specification	DECISION: GTD 06.11.2019
REF: 0819/03	ERECTION OF 22 DWELLINGS, GARAGES AND ACCESS ROAD.	DECISION: GTD 17.03.2005
REF: 0229/00/	CHANGE OF USE OF REDUNDANT PIG BUILDINGS TO INDUSTRIAL USE.	DECISION: GTD 09.05.2000
REF: 0208/91/OL	ERECTION OF 5 DWELLINGS AND NEW VEHICULAR ACCESS.	DECISION: GTD 02.01.1992
REF: 0145/94/OL	ERECTION OF 5 DWELLINGS & NEW VEHICULAR ACCESS (PREVIOUSLY PERMITTED BY OL/208/91)	DECISION: GTD 14.02.1995

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The Application site hosts Hens Croft, No. 14 Black Barn Close, a two-storey detached dwelling sited south of the highway in a residential area in the village of Somersham. The dwelling stands adjacent to the sites front/northern boundary and currently benefits from sufficient parking facilities in the form of a driveway and carport that runs along the dwelling's east elevation. The site is located within the defined settlement boundary of Somersham.
- 1.2. The dwelling is clad with black weatherboarding above a brick plinth whilst the roof is covered with red clay pantiles. The dwelling is essentially rectangular in form and has two feature gable ends at the rear elevation. As noted, the site also benefits from an existing driveway and carport.
- 1.3. The nearest neighbours are No. 15 and No. 16 Black Barn Close which both lie to the east of the site. Redlands also stands to the west, which is newer addition to the area, being approved in late 2018. There are no nearby listed buildings or landscape designations. There are no constraints on the site.

2. The Proposal

- 2.1. The Proposal seeks the erection of a two-storey rear extension and creation of an additional parking bay to the front garden.
- 2.2. The proposed rear extension would extend beyond existing the kitchen area, consisting of a rectangular form measuring at 3.63m (length) x 4.975m (width). The extension would have a maximum ridge height of 7.881m and an eaves height of 4.78m. Internally, the proposed extension would allow the expansion/enlargement of the existing kitchen to create an open kitchen/dining area.

- 2.3. Fenestration at ground floor level would include various windows and glazed doors to the rear and west/side elevation, whilst at first floor level this would comprise of one rear facing window and two rooflights to the side/west elevation.
- 2.4. Proposed external materials include black cement weatherboard cladding to the walls, installed above a brick plinth; red clay roof pantiles; black aluminium windows and doors, and black rainwater goods, all of which will match materials used on the host-dwelling.
- 2.5. The proposed creation of an additional parking bay would be located in the small front garden space next to the west elevation. The off-road parking space would be separate to the sites existing parking areas and would lead directly on to the highway ahead. The parking space would measure at 5m (length) x 3m (width).

3. The Principle of Development

- 3.1. The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019, which requires proposals which accord with an up-to-date development to be approved without delay. However, various factors affect whether a development plan can be considered 'out-of-date'.
- 3.2. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Policies should be given weight according to their consistency with the NPPF.
- 3.3. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker. There will be many cases where restrictive policies are given sufficient weight to justify refusal despite their not being up to date.
- 3.4. Policies H16, H17, H18, T09 and T10 of the Mid-Suffolk Local Plan 1998 and policies FC01, FC01.1 and CS05 of the Mid-Suffolk Core Strategy 2008 are the most relevant policies for assessing this application. Full weight is given to these policies as they are consistent with the aims of the National Planning Policy Framework 2019 in terms of achieving sustainable development.
- 3.5. The principle of development in terms of an extension and creation of new parking bay to Hens Croft, No. 14 Black Barn Close is acceptable, subject to compliance with the detailed requirements of the relevant policies outlined above.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. The sites existing access, driveway and carport would not be changed as a result of the proposed works, although it should be noted that minor alterations to the carport roof are likely required to accommodate the proposed rear extension.
- 4.2. The proposal would create an additional parking bay on site, ensuring that the dwelling provides sufficient parking provision in accordance with the Councils adopted parking standards (SCC

Suffolk Guidance for Parking 2019, Page 52) which requires any dwelling with 4 or more bedrooms to provide at least 3 off-road parking spaces.

- 4.3. Suffolk County Council as the Highways Authority were consulted on the proposal and raised no objection, subject to the addition of a condition requiring the implementation of the new parking area prior to first use of the development. However, considering that the dwelling is existing and in use with an existing parking area, providing sufficient parking to comply with the Suffolk Parking Guidance, this condition is not deemed necessary.

5. Design and Layout

- 5.1. The proposal seeks the erection of a two-storey rear extension and creation of additional parking bay to Hens Croft, No. 14 Black Barn Close.
- 5.2. Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 127 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.
- 5.3. Mid-Suffolk Local Plan Policy GP01 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development. Furthermore, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.
- 5.4. Mid-Suffolk Local Plan Policy H18 ensures that applications for extensions to existing dwellings will be approved, so long as they are in keeping with the size, design and materials of the existing dwelling; will not detrimentally affect the character and appearance of the area, and will not result in over-development of the plot.
- 5.5. The proposed two-storey extension would extend beyond the rear elevation from the existing kitchen area at Hens Croft, No. 14 Black Barn Close. The extension would follow a form in keeping with the host-dwelling, utilising a gable end with dual-pitched roof similarly to the gable end in which it extends from. As noted above, the proposed materials would match those used on the dwelling, thus maintaining the character of the dwelling and surrounding area. The ridge and eaves heights would stand marginally below that of the host-dwelling (both approximately 350mm below), ensuring that the extension would also appear subservient and clearly signifies the development as a more modern addition.
- 5.6. The proposal is considered to be of an appropriate size and scale, and would maintain the character and quality of the area, in accordance with the requirements of the NPPF. The proposal is of an appropriate form and detailed design having regards to the host dwelling and surrounding area. The materials proposed are in keeping with the host dwelling. The proposal is considered not to constitute over development of the plot and would not harm local distinctiveness. As such the proposal is considered to be in accordance with Local Plan Policies GP01 and H18.

6. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1. The proposed extension would result in the small loss of garden space; however, this is not considered unacceptable in itself and is not deemed to be overdevelopment of the plot. The proposal would not impact the existing trees or landscaping (excluding the loss of garden space noted above). Due to the gardens existing use as residential curtilage and given that there is no

landscaping works proposed, the proposal is not considered to risk harm to ecology, biodiversity or protected species.

7. Impact on Residential Amenity

- 7.1. The application site lies on the outer edges of a residential area with surrounding properties entirely consisting of two-storey dwellings. The proposed development would stand to the rear of the dwelling with views of the extension being very limited from the public highway. The proposed extension is in keeping with the built form of the host-dwelling and is subservient in appearance.
- 7.2. With regards to the private amenity space of neighbouring dwellings, the proposed extension would include one first floor rear facing window. The development therefore would not give rise to any potential overlooking or loss of privacy to the residents at Redlands to the west; similarly, residents of No. 14 Black Barn Close would not be impacted with views of this private garden already being very limited; it is considered that their privacy would not be altered as a result of the works.
- 7.3. The proposal, by virtue of its design, scale, form and location, is not considered to affect the privacy of the nearby properties nor their visual amenity. It is therefore considered that the proposed extension will not detrimentally affect the resident's amenity of any nearby properties.

PART FOUR – CONCLUSION

8. Planning Balance and Conclusion

- 8.1. The application proposal is in keeping with the existing form and character of the host-dwelling and surrounding area. The development is subservient to the host-dwelling and does not constitute overdevelopment of the plot. The proposal would not have a detrimental impact on the privacy and amenity of nearby neighbouring dwellings. The proposal would not result in any demonstratable harm to any matter of planning substance.
- 8.2. The proposal accords with the NPPF and policies within the Development Plan and is therefore considered to be acceptable. This application is recommended for approval, given its compliance with the relevant Local Plan Policies and NPPF.

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions:

That authority be delegated to the Chief Planning Officer to GRANT PLANNING PERMISSION.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (3yrs for implementation of scheme/Outline/Reserved/Section73?)
- Approved Plans (Plans submitted that form this application)

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Proactive working statement
- SCC Highways notes