

PLANNING COMMITTEE - 11 October 2016

APPLICATION NO DC/16/3053/FUL

LOCATION

Hillside
 New Road
 South Elmham St Cross
 Harleston
 Suffolk
 IP20 0PA

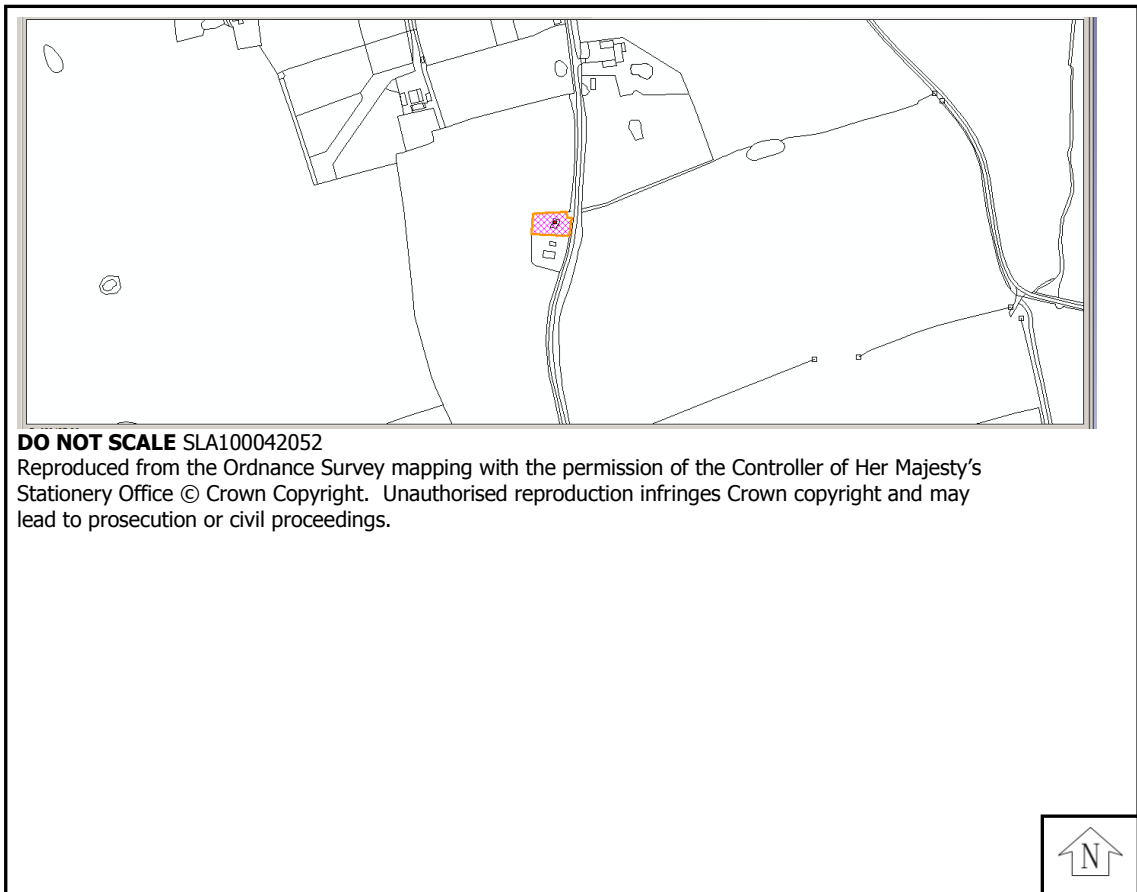
EXPIRY DATE 25 September 2016

APPLICATION TYPE Full Application

APPLICANT Mr R Jones

PARISH South Elmham St Cross

PROPOSAL Construction of a two storey rear extension



1 SUMMARY

- 1.1 The submitted application seeks approval for the erection of a two storey extension and a single storey link extension to the rear of Hillside.
- 1.2 The application is before members as it is contrary to policy DM21 of the adopted Waveney District Local Plan in that it is considerably larger than the 35% volume increase noted in the supporting text of the policy.

2 SITE DESCRIPTION

- 2.1 The dwelling subject to this application is a very small two-storey 'two-up two-down' style detached former farm cottage located in open countryside. There is a dwelling, which is owned by the applicant, to the immediate south but there are no other dwellings in the immediate vicinity. The area is characterised by agricultural land and hedgerows with far-reaching views to both the front and rear.
- 2.2 The land surrounding this property is on a slight incline and rises to the rear and so the front garden is somewhat lower than the back and the site is surrounded by mature hedges and trees.

3 PROPOSAL

- 3.1 Construction of a two-storey rear extension with single storey link

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** None received
- 4.2 **Parish/Town Council Comments** No objection

PUBLICITY

- 4.3 None

SITE NOTICES

- 4.4 The following site notices have been displayed:
General Site Notice Reason for site notice: General Site Notice, Date posted 12.08.2016 Expiry date 01.09.2016

5 PLANNING POLICY

- 5.1 The **Development Management** policies were adopted in January 2011. Relevant policies include **DM02** Design Principles and **DM21** House Extensions and Replacement Dwellings in the Countryside.

6 PLANNING CONSIDERATIONS

- 6.1 The main issue surrounding this application is that of and whether the proposed development is considered acceptable in design, impact and amenity terms and whether this is sufficient to override policy in this particular instance.
- 6.2 As members are aware policy DM21 allows for limited extensions to existing dwellings in the open countryside with the general provision being no more than a 35% increase in volume. However in this instance the proposal seeks to more than double the existing volume with an actual increase of approximately 105%.
- 6.3 Whilst it is fully appreciated that this is a very significant increase in volume, consideration does need to be given to the size of the existing dwelling, the design, potential impact and whether there is any harm created by allowing this size of extension and these will be addressed below.
- 6.4 Size of existing dwelling. The existing dwelling is a very modest 'two-up two--down' cottage with an overall liveable floor area of 51.6m² and an overall volume of approximately 131.5m³. There are two bedrooms on the first floor however these are very small with the

main bedroom measuring a little over 12m² and the smallest room measuring just under 3.5m². The ground floor has a living area, small kitchen and a shower room, which had been added some considerable time ago.

- 6.5 Whilst it is fully appreciated that the proposed extension does more than double both the floor area and volume of the dwelling it is not considered inappropriate in this particular instance. The ground and first floors comes to a total floor area of 75m² and an increase in total volume of approximately 166m³ (including the single storey link).
- 6.6 Given the very limited size of the dwelling it is difficult to envisage what other form of extension would be appropriate and would give an acceptable standard of living accommodation. The existing dwelling is very small and has not been lived in for some time due to its very small nature and this proposal will still only create a two-bedroom property.
- 6.7 The extension is not considered to be of an inappropriate scale and will sit quite well within its immediate environment and does accord with local planning policy DM21 - House Extensions and Replacement Dwellings in the Countryside in that it is in keeping with the character, size and design of the original dwellings and is not visually intrusive in the landscape, excepting the overall increase in volume.
- 6.8 Design and Potential Impact. The submitted design is considered acceptable. It is quite modest in appearance and although the eaves and ridge are higher than the existing dwelling it is not of sufficient concern to refuse the application on design grounds. It is of an appropriate scale and form that would sit quite comfortably with the existing dwelling.
- 6.9 The ground does rise to the rear of the property and it has been suggested that the ground level be excavated to lower the proposed extension so it sits in the ground rather than on it. It has also been suggested that the eaves and ridge level be lowered if possible to further reduce the potential visual impact of the extension. At the time of writing this report your officer is awaiting to hear from the agent whether these suggestions are possible to accommodate and members will be updated with any further design amendments that may be submitted. However, regardless of the outcome of those queries it remains your officer's opinion that the potential impact of the development would be minimal and it would accord with the provisions of policy DM02 – Design Principles.
- 6.10 Harm Given the considerable increase in size, members are requested to consider whether this proposal would cause harm to the amenities and character of the area and would have a detrimental impact on the amenities of the nearest residents.
- 6.11 Although it is fully appreciated that the closest residents to the proposed extension also own the application site there needs to be consideration of any future occupants who may not have such a link with the dwelling subject to this application. The elevation facing the west has only a roof light and a set of double doors at ground floor level which directly face the property known as Harthover. In this respect the harm is considered to be negligible and overlooking would be minimal due to existing screening hedges.
- 6.12 It is proposed to erect a small balcony area to the rear elevation which has clear views over the surrounding countryside. Although there may be potential from overlooking of the adjacent residence, this again would be somewhat limited by virtue of positioning and existing screening and again it is considered that the harm would be minimal to both existing and future occupants.
- 6.13 There would be very little visual intrusion in the open countryside by virtue of existing screening and site levels and there would be very little harm to overall character and setting of the area and to the residential amenities of existing and future residents.

- 6.14 Nevertheless members will note in the suggested conditions below that permitted development rights be removed for windows and dormers on the southern elevation of the proposed extension in order to maintain privacy of existing and future occupants of Harthover.

7 CONCLUSION

- 7.1 Whilst it is fully appreciated that the proposed development does constitute a significant increase, it is considered that in this particular instance the proposed extension is acceptable. The existing property is very small as already noted and it is difficult to envisage how to make the space useable and to bring it up to modern requirements without adding a significant extension.
- 7.2 The application has been very carefully considered and in this case the rather significant extension is considered acceptable in design terms, size of the proposed extension and potential impact and harm.
- 7.3 The existing dwelling is sub-standard and needs considerable input and renovations/extensions to allow it to be brought up to acceptable and modern standards and give the dwelling a future as a small but modern countryside property.

8 RECOMMENDATION

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the submitted plan numbered 2878.02 unless otherwise agreed in writing with the local planning authority.

Reason: to ensure the development is carried out in the manner considered by the local planning authority.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order) (with or without modification), no windows or dormers [other than those expressly authorised by this permission] shall be constructed on the southern elevation at first floor level or above.

Reason: to preserve the amenity of adjacent property.

4. All hedges or hedgerows within the site, unless indicated as being removed on the approved drawings, shall be retained for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority; and these hedges shall be protected by the erection of secure fencing, to the satisfaction of the Local Planning Authority in accordance with the relevant British Standards (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) for the duration of works on site.

Within the aforementioned five year period any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented by not later than the end of the following planting season, with plants of such size and species and in

such number and positions as may be agreed with the Authority. The hedge(s) shall be reinforced with further planting where necessary to the satisfaction of the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerow.

BACKGROUND INFORMATION:

See application ref: DC/16/3053/FUL at
www.waveney.gov.uk/publicaccess

CONTACT

Melanie Pieterman, Planning and Enforcement Officer, 01502
523023, Melanie.VandePieterman@eastsoffolk.gov.uk