

PLANNING COMMITTEE – 14 AUGUST 2018

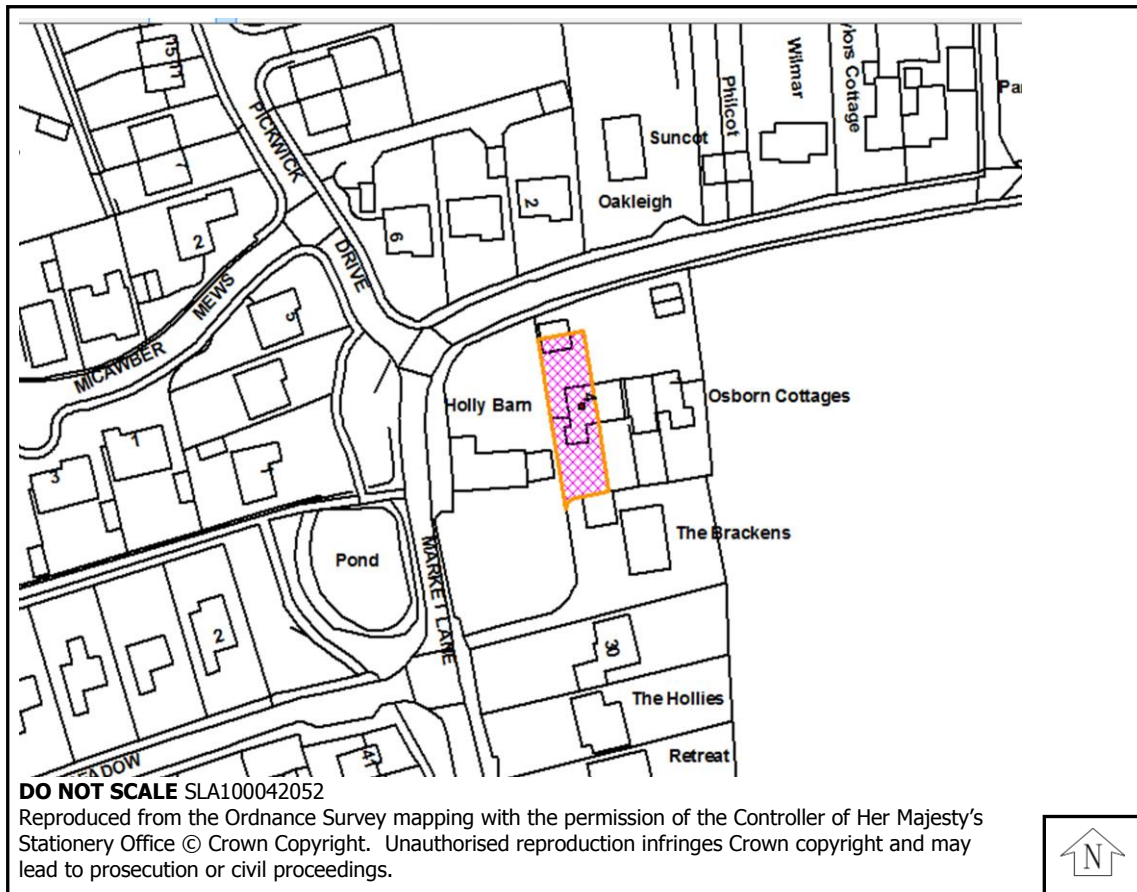
APPLICATION NO DC/18/2460/FUL

LOCATION

4 Osborn Cottages
Market Lane
Blundeston
Lowestoft
Suffolk
NR32 5AN

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EXPIRY DATE	7 August 2018
APPLICATION TYPE	Full Application
APPLICANT	Mr & Mrs P Watts
PARISH	Blundeston
PROPOSAL	Construction of a single storey side and front extension to form a Granny Annexe



1 SUMMARY

1.1 This is a small additional extension to the end of terrace property. The parish have objected on street-scene and site capacity grounds. The local Councillor has therefore called the proposal in. The harms are however considered limited and accorded little weight in recommending approval.

2 SITE DESCRIPTION

- 2.1 This is a small development of four dwellings (DC/04/0415/FUL) terraced together to the immediate east of a converted barn building. Trees onto Market Lane to the north were retained and garages in two blocks of two garages provided behind this tree line, to provide four garages in total for the four dwellings. This end dwelling, No 4 was previously extended to provide a garden room (DC/16/2880/FUL). The adjacent Holly Barn objected to this extension on the basis of proximity to their property and over breach of a private covenant. The proposal is slightly further from them than that earlier extension.

3 PROPOSAL

- 3.1 To further extend at single storey level to the west side and north corner to provide an annex containing bedroom, bathroom and living room. The bedroom element is mainly within an area currently occupied by the study provided as part of the earlier above referenced extension.

4 CONSULTATIONS/COMMENTS

Neighbour consultation/representations

Parish/Town Council Comments

- 4.1 This application should be refused on the basis of over-development of the site and that the development is not in keeping with neighbours properties.

Other Consultees: None

5 SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: General Site Notice, Date posted 20.06.2018	Expiry date 11.07.2018
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6 RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/04/0415/FUL			
DC/16/2880/FUL			

7 PLANNING POLICY

NPPF (July 2018)
NPPG

CS02 High Quality and Sustainable Design (Adopted Core Strategy, January 2009)
DM02 Design Principles (Adopted Development Management Policies, January 2011)
DM20 Residential Annexes (Adopted Development Management Policies, January 2011)

8 PLANNING CONSIDERATIONS

Principle of Development

- 8.1 The site is sustainably located within physical limits, which encompass this group of four terraced properties to the immediate east. Annexe development is specifically addressed by policy DM20 of the Adopted Development Management policies, where new extensions within physical limits to accommodate annexes are generally to be permitted where the proposal does not conflict with general design policy DM02 with regard to residential amenity.
- 8.2 This policy DM20 also invites consideration as to whether the proposal is an annexe. It is so considered; it is attached to the host building and accessed off a common circulation space. There is no means of access to it other than the common point of access, and the facilities contained are modest with no kitchen, thus ensuring a close family structured relationship to the accommodation. Such considerations have been taken by courts under a “fact and degree” test and the criteria used here reflect that established procedure.

Visual Amenity, street scene and landscape:

- 8.3 The proposal will not be readily seen in the public domain, given the set back nature of the site behind the tree and hedge line and the existing garages. While the entry to the site is relatively wide, it is tree lined each side so the view of the frontage in the wider street-scene is fleeting. The Parish consider the extension to not be in keeping, because the frontage to this terrace of four properties has not been altered since first constructed. The form is certainly currently simple in character and was consciously at the time proposed designed to reflect the massing of the adjacent barn and provide smaller homes, but that is not to say that adaption for “whole life” living should not be entertained, and that buildings of a simple rural nature do not feature lean to additions. This proposal does feature an awkward valley gutter element but this is hidden from public view so cannot feature in a discussion of character in street-scene.
- The proposal is considered to accord therefore with policy DM02 of the Adopted Development Management Policies

Residential Amenity:

- 8.5 This single storey extension is considered to have no material impact by way of light, outlook, privacy or noise on either Holly Barn or No. 3 Osborne Cottages nearest to this site. The space within the site for private garden is unchanged and while small is sufficient. The additional bedroom creates a theoretic requirement for an additional parking space. The area to the front of the property has sufficient space for this.
- 8.6 The Parish cite “overdevelopment” as a refusal reason, the footprint of the additional space is to the side and immediate front of the property on land whose usable function is limited and there remains parking and garaging space to the front within the shared area. The rear garden is small but will be made no smaller by the proposal than it is at present. The garden is considered to still offer sufficient space for the needs of the expanded property, and catering for older members of the family in a home environment is

considered to offer planning benefits albeit with limited weight given the relatively short term nature of such provision.

The proposal is considered to accord therefore with policy DM02 of the Adopted Development Management Policies

Flood Risk / SUDS/ Protected Aquifers:

- 8.7 This proposal is in Flood Zone 1, the low risk zone and there is no record of localised surface water flooding, other than to the highway around the bend next to the pond but not affecting this site. The site is not within a "source protection zone". The proposal does not significantly alter land permeability so no requirement for Sustainable Drainage (SUDs) requires imposition.

Biodiversity and Geodiversity:

- 8.8 This site is within domestic garden land where there is no record of protected flora or fauna.

Trees and hedgerows:

- 8.9 There are no trees with Tree Preservation Orders on the site. There are some on the north side of Market Lane, unaffected by the proposal and no protected hedgerows.

Other Matters

- 8.10 There are no Planning Considerations with regard to Housing Mix, Impacts upon Key Facility, impacts upon Sports and Play Space Provision, Tourism Considerations, Employment and Economic Considerations, Retail Considerations or Telecommunications,
- 8.11 As an extension there is no Community Infrastructure Levy liability arising, though a condition recognising the annex status is worth application to reinforce the intimate and interlinked relationship of house and annex.

9 CONCLUSION

- 9.1 The proposal is small scale with no discernible material harm and is recommended for approval.

RECOMMENDATION

- 10.1 Approve with 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 constructed in all respects strictly in accordance with drawing 080618.1; received 12th June 2018, for which permission is

hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance of the development.

BACKGROUND INFORMATION:

See application ref: DC/18/2460/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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