

**Item No:** 5

**Reference:** B/09/00323/FHA

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**Parish:** SUDBURY

**Location:** 29 Priory Road

**Proposal:** Erection of a two-storey rear extension; and insertion of 1 no. window in existing south-west side elevation at second-storey level.

**Applicant:** Mr M. Heard

**Case Officer:** Alex Scott

**Date for Determination:** 20.05.09

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The application is reported to Development Committee as one of the occupants is related to a member of staff. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and normally.

#### **THE SITE**

1. The property is a two storey detached dwelling, located along Priory Road, and within the Built Up Area Boundary of Sudbury.

#### **THE PROPOSAL**

2. The application seeks planning permission for a two-storey rear extension to the property. The extension would extend a maximum of 4.3 metres from the rear wall of the existing property and would have a width of 4.9 metres. The proposal would have an eaves height of 4.8 metres and a maximum ridge height of 6.9 metres. The proposal would sit 1.2 metres from the side boundary with the south-western neighbour.
3. The proposed materials to be used in the construction of the proposal would match those existing on the host building.

#### **RELEVANT HISTORY**

4. 2000 – Planning permission granted for the erection of a single garage extension (existing garage to be removed) (B/00/00798/FHA).
5. 1952 – Planning permission granted for the erection of the dwelling and garage (S/861/1)

#### **NATIONAL GUIDANCE**

6. **PPS 1** (Delivering Sustainable Development)

#### **PLANNING POLICIES**

7. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No.2) adopted 2006. The following policies are relevant to this proposal:

##### **East of England Plan, 2008**

- **SS1** (Achieving Sustainable Development)

- **ENV7** (Quality in the Built Environment)

### **Babergh Local Plan**

- **CN01** (Design Standards)
- **HS33** (Extensions to Existing Dwellings)

**The relevant documents can be viewed via the internet. Please see Page 4 for details.**

### **CONSULTATIONS**

8. PC – Recommend approval of the application.

### **REPRESENTATIONS**

9. Two letters of objection have been received from two neighbours, their comments are summarised as follows:
  - The extension will not be in keeping with the surrounding area;
  - Proposal would dominate neighbouring property;
  - Proposal would block out light to neighbouring property;
  - Proposal would overlook private neighbouring amenity space;
  - Proposal would increase rainwater runoff to neighbouring property;
  - Concerns that the proposal would be used for a business use;
  - Concerns that the proposal would restrict views across the Stour Valley.

### **PLANNING CONSIDERATIONS**

10. The principle of a residential extension on this site is acceptable subject to an assessment of all material planning considerations. Key issues in the determination of this application are:
  - Layout and Design, and
  - Impact on neighbouring amenities.

#### **Layout and Design**

11. The proposal would blend with the scale, form and design of the host building and would respect the character of the area. The rear extension would not extend beyond the existing rear “building line” of the properties to the north-west side of Priory Road.
12. The proposed window and door details reflect and respect the design of the host building and that of the surrounding area.
13. The proposed materials would match those existing on the host building and are acceptable.

#### **Impact on Neighbouring Amenities**

14. The proposed two-storey extension would be sited 1.2 metres from the south-west boundary of the site. This distance, together with its height, being no higher than that of the existing roof height and the hipped roof, would not materially harm the neighbour’s residential amenity.
15. The proposal, due to its siting, north-east of the aforementioned neighbour, would not result in overshadowing or loss of light to the detriment of neighbouring amenity.

16. A window is proposed on second storey level in the south-west side elevation to the dwelling. This window is, however to be fitted with obscure glass and openable to only 10 centimetres (except in an emergency). As such these features and its intended siting will not cause adverse overlooking of the neighbouring private amenity space. The other window and also openings that form part of the proposal will not overlook private neighbouring amenity space.
17. If constructed in accordance with building regulations, the proposal would not result in an increase run-off or flooding of neighbouring property. The submitted plans make provision for all rainwater to be drained into the existing system.
18. The planning application does not indicate that the extension is to be used for any other purpose than that of the site's existing use as a dwellinghouse. Should a business use be proposed for the site, it would require a separate grant of planning permission if it materially changed the character/use of the dwelling or its curtilage.
19. The loss of private views is not a material planning consideration.

### **REASONS FOR APPROVAL**

20. The proposal, for a two-storey rear extension to an existing dwelling, is in accordance with the provisions of policies CN01, and HS33 of the Babergh Local Plan Alteration No.2 (2006). In particular, the proposal blends with the scale, form, design and materials of the host building, respects its setting, and would have no adverse impact on the existing built environment character of the locality. Furthermore, owing to its siting, scale and fenestration design, the proposal would not reduce the amenities enjoyed by occupants of neighbouring properties, nor would it result in the loss of any significant trees, and the proposal is acceptable in terms of highway safety and convenience.

### **RECOMMENDATION**

- (1) That planning permission be granted.