

Parish: POLSTEAD**Location: 19 Rockalls Road, Polstead****Proposal: Erection of first-floor side extension and a rear conservatory. Erection of detached single garage (existing outbuilding to be demolished)****Applicant: Mr Michael Bradshaw****Case Officer: Elizabeth Truscott****Date for Determination: 29 July 2009**

THE SITE

1. 19 Rockalls Road is a semi detached house in Rockalls Road, Polstead. Rockalls Road consists of a number of semi detached houses, the majority of which have not been extended. The houses are all two storey with a single storey element to the side, which is flush with the dwelling. There is no vehicular access to the dwellings. 19 Rockalls Road has been partly extended, under a 2004 planning permission. The single storey element has been demolished and a narrower single storey side extension has been partially built. A rear extension is in the process of being completed. The narrow width of the side extension has allowed space for a vehicular access to the side of the property, which was approved as part of the 2004 permission.

THE PROPOSAL

2. The proposed development involves the erection of a first floor side extension, a rear conservatory and a detached garage to replace an existing outbuilding. The first floor side extension would be built above the existing side extension; it would be set back 0.9 metres from the front of the dwelling and 0.5 metres below the existing ridge of the house.
3. The rear conservatory would be built between the existing rear extension and the boundary of the property; it would measure 2.8 metres wide. The conservatory is 3 metres deep, and as such is permitted development, and does not require planning permission.
4. The garage would be situated at the end of the garden, adjacent to the boundary with the neighbouring property. It would be a single detached garage with a dual pitched roof, measuring 2 metres by 3 metres.

RELEVANT HISTORY

5. B/04/00059/FHA – Erection of single-storey side and rear extensions. Construction of new vehicular access. (Delegated decision) - Granted.
6. B/04/01670/FHA – Erection of single-storey side and two-storey rear extensions. Erection of single-storey garage and front porch. Alterations to vehicular car access. (Delegated decision) – Refused.
7. B/09/00071/FHA – Erection of two-storey side and rear extensions, a rear conservatory and detached single garage (existing outbuilding to be demolished). (Delegated decision) - Refused.

NATIONAL GUIDANCE

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

PLANNING POLICIES

9. 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:

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

Babergh Local Plan (Alteration No. 2) 2006

- **HS33** (Extensions to existing dwellings)
- **CN01** (Design standards)
- **CN08** (Development in or near conservation areas)

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

CONSULTATIONS

10. PC: The Council fully discussed the above application and agreed that with reference to the Babergh Local Plan policy Number HS28 the plan “represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or other buildings”. The Council objected to the above application as in relation to CN01 the plan does not conform in relation to “the scale, form and nature of adjacent development and the environment surrounding the site”.
11. More important as Polstead is in a conservation area the Councillors objected to the application in relation to CN08 of the Babergh Local Plan as it is not “of an appropriate scale, form and detailed design” and does not “harmonise with its setting”.
12. LHA: Recommend conditions

REPRESENTATIONS

13. Three letters of objection from neighbouring properties have been received referring to the following issues:
- Extension would be intrusive and oppressive
 - Result in loss of sunlight
 - Loss of amenity due to noise and light from vehicular traffic
 - Loss of privacy

PLANNING CONSIDERATIONS

Principle of development

14. The proposal is for the erection of extensions and detached garage within the Polstead built up area. The principle of the development is acceptable subject to compliance with relevant planning policies which are referred to below.

Impact on the conservation area

15. Policy CN08 states that proposals for the alteration or the erection of new buildings in a conservation area should preserve or enhance the character of the conservation area. The proposed first floor element has been designed to appear subservient; it is set back from the front elevation and the roof would be lower than the existing. While the existing single storey element is flush with the dwelling, this is in character with the single storey elements of the other dwellings on Rockalls Road and is therefore acceptable. The single storey extension and vehicular access have previously been approved and are not considered to have a detrimental impact on the conservation area.
16. The proposed garage is a small building, and it is appropriately designed with a pitched roof using weatherboard and pantiles. It would be possible to build a garage with a flat roof under permitted development rights and this form of development would be more detrimental to the character of the area. It is considered that both the garage and extension will preserve the conservation area and comply with Policy CN08.

Impact on residential amenity

17. Policy HS33 requires new housing developments to maintain a reasonable standard of residential amenity. The proposed first floor extension would have no windows in the side elevation, and as such would not lead to any loss of privacy to the neighbouring dwelling. The proposed dwelling would be located 2.7 metres from the boundary with the neighbouring property and 7.7 metres from the two storey element of the neighbour's dwelling. As such the proposed extension is not considered to have an overbearing impact on the neighbouring property.
18. The vehicular access has previously been approved and the impact this would have on the neighbouring property was assessed at this time. Although the garage may encourage vehicles to drive further into the site, this is not an unusual situation for domestic dwellings. The dwelling, once extended, would have three bedrooms, which will limit the amount of vehicular traffic which will use the drive. As such it is not considered that the use of the garage will be so detrimental to the neighbouring property as to warrant a refusal of permission.

REASON FOR DECISION

19. The proposed development is considered to be in accordance with Adopted Development Plan Policy of ENV7 of the East of England Plan 2008 and, saved Policies HS33, CN01 and CN08 of the Babergh Local Plan Alteration No.2, by reason of this scheme constituting a development that is acceptable in terms design, scale and relationship to adjoining development. The proposal would not have an adverse impact upon residential amenity nor would the development be detrimental to the character of the Polstead Conservation Area.

RECOMMENDATION

That planning permission be granted subject to the following condition:-

- Submission of material samples