

Parish: GREAT CORNARD

Location: 45 Head Lane, Great Cornard, Sudbury, CO10 0JS

Proposal: Single storey rear extension and conversion of garage into habitable accommodation

Applicant: Mr Bayes

Case Officer: Elizabeth Truscott

Date for Determination: 26 October 2009

This application is being reported to Committee as the applicant is related to an employee of Babergh District Council. The file has been reviewed by the Council's Monitoring Officer who is satisfied that the application has been considered properly and normally.

THE SITE

1. 45 Head Street is a semi detached two storey dwelling, located within a residential area of Great Cornard. To the side and rear of the dwelling there is a detached single garage with a flat roof. 45 Head Lane has not been extended to the rear; however the attached dwelling 43 Head Lane has a small single storey rear extension. The property is adjacent to 47 Head Lane and has a long rear garden which backs onto an area of disused land.

THE PROPOSAL

2. The proposed development involves the conversion of the existing detached garage to a bedroom and shower room; this conversion does not require planning permission. The proposed rear extension will link the garage with the house and will measure 3.7 metres wide and 6.6 metres deep. It will have a flat roof with a large roof lantern and provide a garden room.

RELEVANT HISTORY

3. None

NATIONAL GUIDANCE

4. PPS 1 (Delivering Sustainable Development)

PLANNING POLICIES

5. 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

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

CONSULTATIONS

6. PC - Recommend approval
7. SCC (Rights of Way) – No objection

REPRESENTATIONS

8. None received

PLANNING CONSIDERATIONS

Principle of development

9. The proposal is for the erection of an extension and garage conversion within the Great Cornard built up area boundary. The principle of the development is acceptable subject to compliance with relevant planning policies.

Impact on residential amenity

10. Saved policy HS33 requires new housing developments to maintain a reasonable standard of residential amenity. The proposed rear extension is single storey, with a flat roof and no windows facing the attached property, 43 Head Lane. The garage once converted would have no greater impact on the adjoining property, 47 Head Lane than the existing garage. As such it is not considered to be detrimental to the amenity of the occupiers of the neighbouring properties.

Impact on the character of the area

11. The garage conversion would be the only element of the development which would be visible from public views. This is set back from the front of the dwelling and would appear subservient to the existing dwelling. Although the development involves a large area of flat roof this is punctuated by the roof lantern, which improves the design. The use of the flat roof will minimise the impact on the attached dwelling, as such it is considered that the development is of a satisfactory design.

REASON FOR APPROVAL

12. The proposed development is considered to be in accordance with The East of England Adopted Development Plan Policy ENV7 Quality in the Built Environment and saved policies HS33 and CN01 of the Babergh Local Plan Alteration No.2, by reason of this scheme constituting a development that is acceptable in terms of neighbour amenity and character of the area.

RECOMMENDATION

Grant planning permission subject to the following conditions:

- Standard Time limit