

Parish: SUDBURY

Location: 21 Melford Road

Proposal: Erection of single-storey rear extension (existing kitchen to be demolished)

Applicant: Mr K Bayes

Case Officer: Ben Elvin

Date for Determination: 06.07.09

This matter is referred to the Development Committee as the applicant is an employee of Babergh District Council. The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and normally.

SITE

1. The property forms part of a terrace of properties lying to the west side of Melford Road, close to the junction with Gainsborough Road and Girling Street.
2. The site falls within the Sudbury Conservation Area, and is located within the Built-Up Area Boundary.

PROPOSAL

3. The proposal is for the erection of a single-storey rear extension to the dwelling, removing the existing kitchen that forms a projection to the rear of the main range.
4. The extension has a flat-roof and would sit between the existing projections to the rear of No.19 (to the south) and No.23 (to the north).
5. A Design and Access Statement has been submitted with the application which makes the following points;
 - The site including garden measures approximately 160s square metres.
 - The house is close to the town centre, and within the Conservation Area.
 - The proposed extension is 3.16 metres high, 4.68 metres wide and is 4.09 metres deep.
 - The scale of the extension is subsidiary to the house.
 - The extension provides kitchen space, cloakroom and access to the rear garden.
 - The new floor level would be raised to match the existing house.

RELEVANT HISTORY

6. None.

NATIONAL GUIDANCE

7. **PPS1** – Delivering Sustainable Development

PLANNING POLICIES

8. 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 (Alteration No.2) 2006

- **CN01** (Design)
- **CN08** (Conservation Areas)
- **HS33** (Extensions)

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

CONSULTATIONS

9. PC – Approve.

REPRESENTATIONS

10. Any responses received will be the subject of a verbal update.

PLANNING CONSIDERATIONS

11. Policy HS33 provides the relevant criteria when looking at extensions to residential properties. It provides, inter alia, that the scale, mass, external materials and architectural details of the proposed extension should blend in with those of the dwelling and its wider setting; that the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings and that the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property.
12. The design of the extension is acceptable and, by virtue of its position between the extended elements of the neighbouring property and its simple form, would not give rise to detriment to the character of the dwelling or to the amenity of neighbouring property.
13. The rear elevations of this terrace of properties have been altered and extended by a number of extensions of varying forms, scale and appearance. The proposed alteration will not cause any significant impact to the composition of the terrace and, due to its single-storey scale, will allow the main dwelling to remain to be appreciated when viewed from the rear.
14. The extension is therefore considered to be of a form and scale that is in accordance with the provisions of policies CN01, CN08 and HS33,

REASON FOR APPROVAL

15. The proposed extension is of a form scale and detailed design that would accord with the provisions of policies CN01, CN08 and HS33 of the Local Plan. The orientation of the extension and its relationship to neighbouring property does not give rise to a detrimental impact to neighbouring property, the pattern of development or to the Conservation Area so as to warrant refusal.

RECOMMENDATION

Approve subject to conditions as follows;

- Matching materials/finishes.