

Parish: Copdock and Washbrook

Location: 1 Brook Cottages, The Street

Proposal: Erection of two storey rear extension and erection of 1.275m high wall and railings along frontage

Applicant: Mrs M King

Case Officer: Chris Tivey

Date for Determination: 21.05.09

This application is reported to Development Committee following a request from the local Member. A panel of Members visited the site on 15th April 2009.

THE SITE

1. The application site is situated between The Street and Back Lane where they meet due south of The Brook Public House.
2. Brook Cottages until recently comprised a pair of semi detached two storey houses with No. 1 being double the width of No. 3, thereby intimating that they originally started out as a terrace of three.
3. As covered by the Planning History section below, 1 Brook Cottages has been significantly altered and extended and as a result a third residential unit has been recreated within the terrace. The new dwelling has been given the number 1a, with the original dwelling being identified as 1b.

THE PROPOSAL

4. Planning permission is sought to create a fourth bedroom over an existing single storey lean-to extension at the rear (north west) of the new dwelling 5.5m wide by 3.85m deep. The eaves height on the rear elevation would be raised from 2.2 metres to 3.75 metres and a single pitched roof would run up to the main ridge of the dwelling mirroring that of the rear extension to the original cottage (1a). A dormer window would be centred within the roof slope, this would be of modest proportions (1.7m wide and 2.1m high to its ridge).
5. The proposal also includes the erection of a low wall with railings at a height of 1.275m across the site frontage for the extent of the front elevations of each respective dwelling. The remainder of the hedge that runs along the northern boundary of the site would remain.

RELEVANT HISTORY

6. B/07/01837/FUL – Change of use of existing dwelling to 2no. dwellings. Erection of two storey side and rear extensions to existing dwelling – Approved 21/2/08.
7. B/08/00411/FUL – Change of use of existing dwelling to 2no. dwellings. Erection of two storey side and rear extension to existing dwelling (amended scheme to that approved under B/07/01837/FUL), alteration to existing vehicular access – Approved 14/7/08.

NATIONAL GUIDANCE

8. **PPS1** (Delivering Sustainable Development)

PLANNING POLICIES

9. The Development Plan comprises the East of England Plan Adopted 2008, the saved policies in the Suffolk Structure Plan Adopted 2001 and the Babergh Local Plan (Alteration Number 2) Adopted 2006. The following policies are relevant to this proposal;

East of England Plan 2008

- **SS1** (Achieving Sustainable Development)

Babergh Local Plan (Alteration No.2) 2006

- **HS32** (Public Open Space)
- **HS33** (Extensions to Existing Dwellings)
- **CN01** (Design Standards)

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

CONSULTATIONS

10. PC – The proposal is not in keeping with the visual appearance of a cottage, the north east elevation has a dominant impact with four separate roof levels which would be clearly visible from the road. A slate roof will be incongruous with tiles on the rest of the roof. Part of the original hedge has been removed before any building work was started as were the apple trees indicated on the drawing. The Parish Council would like to see these replaced and would prefer to see the hedge reinstated rather than the railings which are not in keeping with rest of the properties on The Street.

REPRESENTATIONS

11. Two letters of objection were received at the time of writing the report from local residents. They state that the building in question was originally two small cottages which had an internal door knocked through to allow access to both dwellings. The original planning application was for its restoration and addition of a two storey extension replacing the 1970s flat roof single storey side extension. The overall effect was an improvement on the existing cottages which had been the subject of unsympathetic extensions over the years. The cottages have a dominant position at a fork in the road in the centre of the village and were, until the current building works started, mainly surrounded by a hedge. The revised application is to increase the new single storey extension to the rear to two stories, the greatest visual impact will be to the end facing the road junction and instead of being a cottage it would become a full blown four bedroom house. The roofline viewed from the north will look cluttered and the many angles would make it look too complicated. They also raise concerns over loss of sunlight.

PLANNING CONSIDERATIONS

12. The key issue in the determination of this application is the impact that the proposals would have upon the character and appearance of the street scene.

13. The application site is in a visually exposed location and it is quite clear that the current building works going on accentuate that impact. However, the proposals the subject of this application are relatively minor and centre solely upon the aforementioned first floor addition over the approved dining room to the northern end of the building; and the railings across the site frontage.
14. When viewing the extension from the north there would clearly be a change in the visual appearance over that approved under B/08/00411/FUL in that the roof line of the lean-to addition would be higher than is currently the case, this would also have a dormer window centred within it. Officers are of the opinion that the extension would still appear subordinate in form and that the proposal would not cause unacceptable harm to the character of the area. In reality, the visual impact of this extension will be in part screened by the boundary hedge and furthermore, when viewing the extension from the rear, it would create a degree of symmetry with the rear extension to the original dwelling where it adjoins 3 Brook Cottages.
15. The proposed railings are simple in their form and if it were not for the fact that they exceed 1m in height would be permitted development. It is considered that the proposed railings would not be obtrusive and taking into account the fact that these only relate to the immediate frontages of the dwellings with the existing hedgerow retained for the northern boundary, that these would not be harmful to the character of the street scene.
16. The proposed extension would not give rise to harm to the amenities of occupiers of any adjoining residential properties.

Public Open Space

17. Policy HS32 of the Adopted Local Plan requires all applications proposing new dwellings to make provisions for Public Open Space. This is either in the form of on site provision or off site provision in the form of a commuted payment.
18. The applicant entered into a Section 106 Agreement on the previous planning permission, however, as this proposal relates to an increase in the number of bedrooms proposed within the new dwelling from three to four, a supplemental agreement should be entered into for this planning application.
19. In this case, given the small size of the site and the layout of the development, on site Public Open Space provision would not be appropriate and therefore an additional commuted sum to that already agreed should be sought.

REASONS FOR APPROVAL

20. It is considered that the proposed extension would not be harmful to the character of the street scene and would protect the amenities of occupiers of adjoining residential properties. Subject to the prior completion of a S106 obligation (in respect of public open space), the proposal is compliant with Policy SS1 of the East of England Plan and Policies CN01, HS32 and HS33 of the Babergh Local Plan Alteration No. 2 (2006).

RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to provide:
 - Financial contribution towards Public Open Space

- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
- Standard Time Limit
 - Details of external facing materials
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
- Failure to provide financial contribution towards Public Open Space.