

AGENDA ITEM NO: 8/3(c)

Parish:	Hilgay	
Proposal:	Rear ground floor and basement extension	
Location:	The Dell Ely Road Hilgay Downham Market	
Applicant:	Mr Mercer	
Case No:	17/01670/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 30 October 2017 Extension of Time Expiry Date: 8 December 2017

Reason for Referral to Planning Committee – Called before the Planning Committee by Councillor White.

Neighbourhood Plan: No

Case Summary

The site is located in the village of Hilgay, to the east of Ely Road and to the south of the village centre. The site comprises a semi-detached dwelling which fronts directly onto Ely Road.

The application is for a large extension to the rear of the dwelling which uses the existing change in levels on site to create a new basement floor (to include a games room, storage rooms and WC). At the existing ground floor there will be an extension out onto the existing area of decking to enlarge the kitchen/ family room.

Key Issues

Principle of development
Form and character
Neighbour amenity
Other material considerations

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE None submitted.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: No comments received.

REPRESENTATIONS – One letter of objection was received regarding the proposed extension stating that the proposal is for a ground floor and basement but is actually the first and second storey from the ground. The bi-fold doors on the southern elevation overlook neighbours property and garden in an easterly direction only.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

- Principle of development
- Form and character
- Neighbour amenity
- Other material considerations

Principle of development

The proposal seeks to extend an existing dwelling to the rear and the principle of development is acceptable.

Essentially the issues are those of design and impact on neighbour amenity, which is a consideration under policy DM15 specifically.

Form and character

There will be no material change to the front of the dwelling and therefore the established street scene. The dwelling is a cottage style semi-detached dwelling fronting onto Ely Road with limited parking to the front. The character of dwellings does vary in the locality. The gardens to the rear of the dwellings are large and have a significant difference in levels from the front to the rear of the site. Generally the dwellings have an area of decking/ patio at the current ground floor.

The proposal is to extend the ground floor (kitchen room) out onto the currently decked area and then to cut in a new basement floor below this for a Games Room, Storage and WC. Given that the ground drops away to all houses in this locality, there would be little impact in terms of form and character.

Neighbour amenity

The most significant issue for consideration is the impact of the proposal on the amenity of the neighbouring dwellings.

Initial concerns related to the relationship between the proposal and Marian House next door. The scheme includes a large flank wall at the ground floor as well as the new basement elevation. It was our concern that this would block some light to Marian House causing overshadowing, as the application site is to the south of the neighbouring dwelling. Having discussed our concerns with the applicant they confirmed they own Marian House (as indicated by the blue line outlined on Plan 17065 003). Therefore given the two are in the same ownership it is considered this tips the balance in favour of the proposal. Also it is of note no objection has been received from this neighbouring property.

The relationship to the neighbouring dwelling to the south of the application site 'Holly House' has also been carefully considered. There is much less impact on this side – with the primary issue being the extension at the ground floor level and overlooking. There is some existing screening in place, the proposed extension is set back some distance from the boundary and there is already a large area of decking in place. In assessing the material difference between the existing decking and the proposed extension, the difference is an increased use of this room year round which would increase the sense of overlooking. It is therefore suggested that a condition is attached to require screening on the southern side of the decking of The Dell with full details to be agreed.

CONCLUSION

The proposed rear ground floor and basement extension accords with policy and guidance. The concerns regarding overlooking neighbouring properties raised by a third party representation are overcome by the inclusion of a suitable condition requiring an element of screening.

For the reasons outline above, it is recommended that the proposed extension is granted subject to the following additional conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 17065 001, 17065 002 and 17065 003 received on 14 November 2017).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding details that accompanied the application, prior to occupation of first use of the extension, precise details of a privacy screen to the southern boundary of the decking area shall be submitted to and approved in writing by the local planning authority. The screen shall be implemented in accordance with the approved details prior to occupation or first use of the extension and decking, and shall thereafter be retained in that condition.
- 3 Reason In the interests of the amenities of the locality in accordance with the NPPF.