

<b>Parish:</b>	<b>Dersingham</b>	
<b>Proposal:</b>	<b>Conservatory Extension</b>	
<b>Location:</b>	<b>Talltrees, 7 Centre Vale, Dersingham, PE31 6JR</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs Bubb</b>	
<b>Case No:</b>	<b>22/00344/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Olivia Luckhurst</b>	<b>Date for Determination: 26 April 2022 Extension of Time Expiry Date: 9 May 2022</b>

**Reason for Referral to Planning Committee** – Applicant is a Borough Councillor.

**Neighbourhood Plan:** No

**Case Summary**

The application seeks planning permission for a single storey extension positioned to the west side of the property and will create a new conservatory. The dwelling is positioned on a corner plot, fronting Centre Vale Road and is host to a detached bungalow constructed from facing brick work with white upvc windows and doors.

The site is located within the settlement boundary of Dersingham which in planning policy terms is identified as a Key Rural Service Centre within the Core Strategy and SADMPP and is considered to provide basic day to day facilities and can accommodate a small amount of growth.

**Key Issues**

The key issues to be determined in this case are:

- Principle of Development
- Impact on Amenity
- Design and Form
- Other Material Considerations

**Recommendation**

**APPROVE**

**PLANNING HISTORY**

2/02/0607/F - Permitted - Construction of pitched roof over existing flat roof

22/00344/F

## **RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTIONS**

## **REPRESENTATIONS**

No representations received

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The key issues are:

Principal of Development and Policy Considerations

Form and Character

Impact on Amenity

Other material considerations

### **Principal of Development and Policy Considerations**

Policies CS08 and DM15 of the Development Plan state that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against a number of factors including overlooking, overbearing, overshadowing, noise, contamination and visual impact. The principle of extending a dwelling is therefore acceptable in principle.

## **Form and Character**

In this case, the application seeks permission for a minor addition in the form of a single storey side extension forming a new conservatory. The extension will measure 3.4m in height, 2.5m in width and 4.1m in depth and will be positioned on the west elevation. The addition will not exceed the ridge height of the host property and will appear in keeping with the character and appearance of the area. The conservatory is considered to be of an acceptable scale, design and form that will not appear overbearing and will incorporate materials that match the existing dwelling and neighbouring properties. Therefore, it is considered that the proposal complies with Policies CS08 and DM15 of the Development Plan.

## **Impact on Amenity**

The application site is enclosed by trees and hedging that will screen the proposed addition. Given its positioning on the west elevation and a corner plot, the proposed extension will front Centre Vale Road and therefore, will not create any overlooking or loss of privacy. The main dwelling will also screen the addition from the east and the site allows for a sufficient separation distance to the north boundary of 9.4m and therefore, will not result in any overshadowing or loss of light. Overall, the proposed addition is not considered to have a detrimental impact on residential amenity given the scale of the extension, position within the site and screening provided. The proposal complies with policies DM1, DM2 and DM15.

## **Other material considerations**

The proposed extension will not increase the number of habitable rooms within the dwelling and the site is considered to provide a sufficient amount of parking, therefore, no additional spaces are required.

The existing access to the site will remain and will not be affected by the proposed development.

## **CONCLUSION**

The proposed conservatory is considered to be of an acceptable scale, design and form which respects the character and appearance of the host property and surrounding dwellings. The addition will not have a detrimental impact on residential amenity and therefore, complies with the overarching aims of the NPPF and Development Plan Policies CS1, CS2, CS08, DM1, DM2 and DM15.

## **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 using only the following approved plans:

- 1538-01 EXISTING PLANS & ELEVATIONS Received 17.03.2022
- 1538-02A PROPOSED PLANS & ELEVATIONS Received 17.03.2022

2 Reason: For the avoidance of doubt and in the interests of proper planning.