

Item 04

Application No. IP/20/00480/FUL

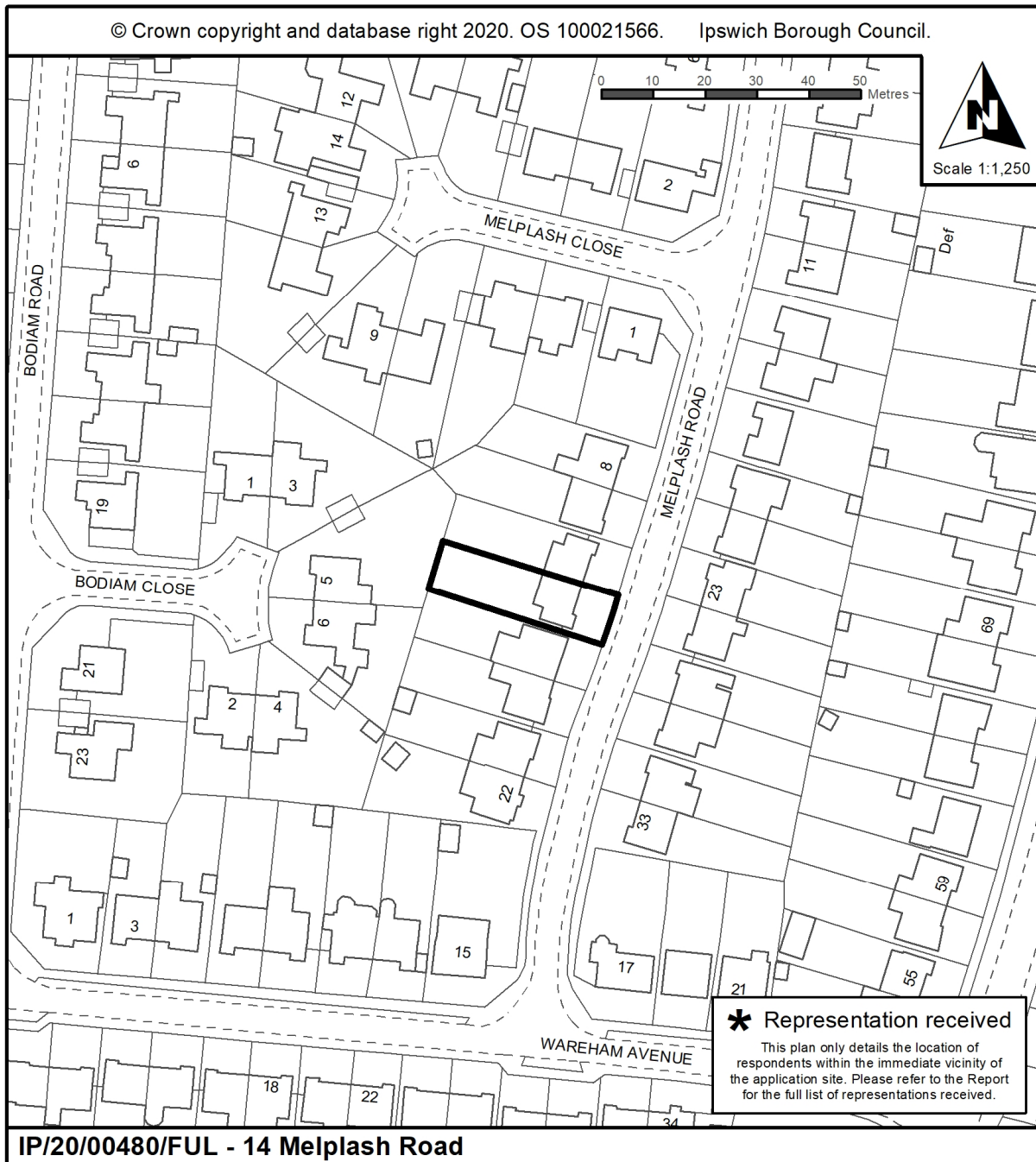
Ward: BIXLEY

Proposal: Erection of single storey side and rear extension and replacement of flat roof with pitched roof over garage.

Address: 14 Melplash Road,

Applicant: Mr Leo Copsey

Agent: Mr Shane Brown



Recommendation

Grant planning permission upon condition that (briefly): -

1. The development shall be carried out in accordance with the details shown on the submitted drawings.

This application is presented to Planning and Development Committee as the applicant is an employee of Ipswich Borough Council.

1. Proposal

- 1.1 This application seeks planning permission for the erection of a single storey side and rear extension, set behind the existing attached garage, and the replacement of the existing flat roof over the garage with a single pitch, lean-to style roof, hipped at both ends. The proposed structure projects 3.0m beyond the rear of the existing garage, which is attached to the side of the dwelling. The development measures 2.9m in width and projects beyond the rear of the main dwelling by approximately 0.7m. The extension would be constructed using matching materials to those employed on the host property.
- 1.2 The extension is to provide an enlarged kitchen/dining room space, with the existing garage being converted to provide for a shower room (with the front of the garage is to be retained as a storage space).
- 1.2 The part of the building to be extended is to be adjacent to the neighbouring boundary with 16 Melplash Road.

2. Background

- 2.1 The application site supports a mid-1960's built semi-detached, two-storey dwelling, similar to those typically found on the Broke Hall estate.
- 2.2 The house is located in a suburban development close to the eastern edge of the borough boundary. The streets are generally spacious and typically suburban, with the houses possessing small open plan gardens to the front and longer gardens to the rear. Most houses benefit from having an attached garage. The rear aspect of the proposal building faces a north-westerly direction.
- 2.4 The property has no relevant planning history.

3. Consultations – None required

Representations

None received

4. Policy

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance (2014)

Local Planning Policy

Core Strategy and Policies DPD (2017)

DM5 (Design and Character) and DM12 (Extensions to Dwellinghouses and the Provision of Ancillary Buildings)

Other planning guidance

Space & Design Guidelines SPD (2015)

5. Planning Assessment

Character and Design

- 5.1 The design of the proposed extension is in effect a continuation of the existing garage, but with the addition of a pitched roof. As such, the design is in keeping with the appearance of the original dwelling. The design is characteristic of other small domestic extensions prevalent in the area. The pitched roof represents an improvement on the existing flat roof in terms of appearance as well as being easier to maintain and providing better insulation. Accordingly, the proposal is in accordance with policies DM5 and DM12.

Impact on the amenity of occupiers

- 5.2 The proposal would result in an increased internal living space, which would be of benefit to both existing and future occupiers.
- 5.3 The proposed extension would not dominate the rear garden, leaving a generous and useable garden/amenity space. Being at the side of the house, the structure would not block direct sunlight or cast a shadow over the house or the garden.

Impact on the amenity of neighbours

- 5.3 The extension would not be readily noticeable from the adjoining dwelling (No.12) and would not result in having any significant impact on outlook or access to light. The unattached neighbouring dwelling (No.16) is to the south of the site and therefore would experience no material loss of light as a result of shadowing. No.16 has an existing rear extension to its garage and this proposed extension would be of a similar length. A first-floor window faces the site from No.16, but this would be unaffected by the proposal. Therefore, the proposal would not compromise the amenity of occupiers of neighbouring property.

6. Conclusion

- 6.1 This is a modest proposal which would adapt the dwelling to meet the current occupiers needs. The proposal would not result in any significant negative impact on the street scene, or the amenity of neighbouring residents. Accordingly, the proposal is acceptable in planning terms and compliant with policies DM5, and DM12 and the aims and objectives of the National Planning Policy Framework.