

Application for Determination

Parish	Fleggburgh
Reference	BA/2012/0127/FUL Target date 25/06/2012
Location	2 Broad Road, Fleggburgh
Proposal	Replacement of existing garage with timber and brick garage and replacement of existing conservatory with a brick extension
Applicant	Mr Best
Recommendation	Approve subject to conditions
Reason referred to committee	Application deferred from previous committee (22/06/2012)

1 Introduction

- 1.1 In April 2012 an application was submitted for the replacement of an existing garage with a timber and brick garage and replacement of an existing conservatory with a brick extension at 2 Broad Road in Fleggburgh. A report was prepared for the Planning Committee meeting of 22 June 2012 but determination was deferred for further discussions to take place regarding the impact on neighbouring amenity and the possibility of reducing the height of the proposed extension and garage. The previous report is attached at Appendix 1.

2 Amendments to proposal

- 2.1 Amended plans have been submitted as a result of discussions and an updated assessment incorporating the proposed amendments is outlined below.
- 2.2 The amendments include reducing the proposed height of the extension by 1.2m from what was previously proposed and a reduction of the proposed garage ridge height by 0.4m from what was previously proposed. The table overleaf shows all approximate dimensions of the existing, previously proposed, and amended proposal for the extension and garage for clarification.

	Height to ridge	Height to eaves	Length	Width
Existing conservatory	2.8m	2.4m	3.7m	2.4m
Original proposed lean-to extension	4.3m	2.2m	3.5m	2.3m
Amended extension	3.1m	2.4m	3.9m	2.3m
Existing garage	2.3m	1.8m	4.1m	2.4m
Original proposed garage	2.9m	1.9m	5.3m	2.5m
Amended garage	2.5m	1.8m	5.3m	2.6m

3 Consultation responses since the previous report

3.1 None

4 Assessment

- 4.1 The main issues to consider in the determination of this application are the impact on the character of the area and impact on neighbouring amenity. As the amendments proposed would impact on neighbouring amenity this assessment solely concentrates on the re-assessment of the impact on neighbouring amenity. A full assessment of the other issues can be found in the report prepared for the 22June meeting at Appendix 1.
- 4.2 With regard to impact on neighbouring amenity, it has been acknowledged that the dwellings and plots at the application site share a close relationship and this is especially the case with no. 3 Ruggs Lane. Concerns were raised at the 22 June meeting regarding the proposed increase in height on both elements and the overbearing nature this may create given the narrow form and plot of no.3, especially given these were located to the south of the neighbouring garden and could result in overshadowing. In response to this the applicant has amended the proposal to reduce the height of both the extension and garage from what was previously proposed.
- 4.3 Although the amended proposal represents a reduction in height, it is acknowledged that the proposal still represents an increase in height over what currently exists, by 30cm for the extension and by 20cm for the

garage. This increase in height is required to create a greater angle to facilitate the more robust clay pantiles proposed and is therefore considered reasonable. It is not considered that the small increase would be so significant to create overshadowing. Given the extension and garage replace an existing conservatory and garage and given that the proposed heights have now been reduced it is not considered that the proposed extension and garage would be overbearing. It is therefore considered that there will be no adverse impact on neighbouring amenity.

5 Conclusion

- 5.1 By reducing the proposed ridge height of both the extension and garage it is considered that the proposed amendments reduce the impact the proposals have on neighbouring amenity. It is considered that there will not be significant adverse impact on neighbouring amenity and the proposals are recommended for approval.

6 Recommendation

Approve subject to the following conditions:

- Time limit.
- In accordance with the amended plans submitted.
- Sample and detail of all external materials to be submitted and agreed.
- Details of roof lights to be submitted and agreed.

7 Reason for Recommendation

The development is considered in accordance with development plan policy and in particular is considered to be in accordance with Policies DP4 and DP28 of the Development Management Policies DPD (Adopted 2011).

Background papers: BA/2012/0127/FUL

Author: Kayleigh Wood
Date of Report: 2 July 2012

List of Appendices: Appendix 1: Full Committee Report (22 June 2012)

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Location	2 Broad Road, Fleggburgh		
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Applicant	Mr Best		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Third party objection received		

1 Description of Site and Proposals

- 1.1 The application site is a residential plot containing one half of a semi-detached dwelling house which sits facing Broad Road to the south. The house itself is built with red brick, has a red clay tiled roof, and finished with dark upvc windows and oak door and porch. A dilapidated white ply-board framed conservatory extends from the side elevation. A timber and felt flat roofed garage sits immediately adjacent to the house facing the road to the south. The boundary details are open meaning both the conservatory and garage are highly visible.
- 1.2 In terms of neighbours, there is a close relationship between four interlinking properties at the corner of Broad Road and Ruggs Lane which are situated in a 'L' shape, with 1 and 2 Broad Road at the south and 3 and 4 Ruggs Lane to the north. 3 Ruggs Lane sits facing the lane to the west, the rear garden runs along the rear boundary of the application site.
- 1.3 The proposal is to replace the existing dilapidated conservatory with a single story brick and tile lean-to extension with upvc windows and two 'velux' style roof lights. The proposal also includes a replacement garage on the same footprint as the existing. The proposed garage is to be constructed with a mix of brick, hard and soft wood vertical boarding,

timber windows, and a upvc door The table below outlines approximate dimensions for information:

	Height to ridge	Height to eaves	Length	Width
Existing conservatory	2.8m	2.4m	3.7m	2.4m
Proposed lean-to extension	4.3m	2.2m	3.5m	2.3m
Existing garage	2.3m	1.8m	4.1m	2.4m
Proposed garage	2.9m	1.9m	5.3m	2.5m

2 Site History

BA/2009/0133/FUL – Erection of Extensions and Garage. Application withdrawn.

3 Consultation

Broads Society – No objection.

Parish Council – No objections, however there is some concern over the restriction of light for the residents at 3 Ruggs Lane, given the narrowness of their garden.

District Member – This application can be determined by the Head of Development Management (delegated decision).

4 Representation

One letter of objection on grounds of:

- description of proposal in inaccurate and misleading as proposal is for an extension not a replacement conservatory and the replacement garage is larger than the existing;
- concerns over larger replacement garage- particularly height;
- concerns over loss of light in back garden;
- design not in-keeping with existing buildings.

Two letters of support on ground of:

- visual enhancement due to replacement of two dilapidated building and their replacements with buildings in-keeping with existing development

5 Policies

5.1 Development Management Policies DPD (Adopted 2011)

[DMP DPD - Adoption version.pdf](#)

DP4 Design
DP28 Amenity.

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the impact on the character of the area and impact on neighbouring amenity.
- 6.2 The existing conservatory is considered to be incongruous with the character of the wider area and the dwelling itself due to inappropriate proportion and materials that have been used. Its replacement with a purpose built side extension is therefore welcomed.
- 6.3 The proposed side extension, to replace the existing conservatory, is considered to be of an appropriate proportion and constructed in materials which match the existing dwelling. It is therefore considered that the proposal represents a visual enhancement which is welcomed.
- 6.4 In terms of the garage, the existing construction is temporary in nature and becoming dilapidated. Its replacement with a more robust and permanent brick, timber boarded, and tiled construction will visually enhance the site and is therefore considered acceptable.
- 6.5 With regard to impact on neighbouring amenity, it is acknowledged that both dwellings and plots at the around the application site, particularly, number 3 Ruggs Lane, share a close relationship. However, given that the extension and garage replace an existing conservatory and garage, and that the two elements are not proposed to be positioned any closer to the neighbouring boundary than the existing, it is not considered that the proposal would be considered as overbearing.
- 6.6 It is acknowledged that both the side extension and replacement garage represents a small increase in height over what currently exists. It is also acknowledged that the development sits to the south of the rear garden of 3 Ruggs Lane and that the rear garden is narrow in form presenting an opportunity for overshadowing to occur. However, given the orientation of the properties at numbers 1 and 2 Broad Road to the south it is noted that this garden does not currently enjoy a high level of light. Given the existing development on site and that the proposed development sits in-line with the middle section of garden and away from the most private patio area to the immediate rear of the house it is not considered that any overshadowing would be to such a level as to significantly and adversely impact on the enjoyment of the neighbouring property as a whole. It is concluded on balance that there will not be an unacceptable impact on neighbouring amenity.

7 Conclusion

- 7.1 The proposal is considered an appropriate form of development which would visually enhance the character of the area. It is not considered that there would be a significant adverse impact on neighbouring amenity.

8 Recommendation

- 8.1 Approve subject to the following conditions:

- Time limit.
- Plans.
- Sample materials to be submitted and agreed.
- Details of roof lights to be submitted and agreed.

9 Reasons for Recommendation

- 9.1 The development is considered to be in accordance with development plan policy and in particular considered to be in accordance with Policies DP4 and DP28 of the Development Management Policies DPD (Adopted 2011).

Background papers: BA/2012/0127/FUL

Author: Kayleigh Wood
Date of report: 8 June 2012

List of Appendices: APPENDIX 1 – Site Location Plan

APPENDIX 1

BA/2012/0127/FUL - 2 Broad Road, Fleggburgh
Replacement of existing garage with timber and brick garage and replacement of existing conservatory with a brick extension

