

Development Management
Mid Suffolk District Council

(Sent by email)
05th May 2021

Dear Sir / Madam,

Proposed first floor extension at 12 Gilbert Close, Needham Market

This Planning Statement has been prepared on behalf of Mr & Mrs Fisk to support a planning application for the erection of a first floor extension above an existing single storey side extension.

The subject dwelling takes the form of a two storey one bedroom property that is constructed in such a way that it is contained within one building containing three other properties. The subject dwelling is provided with a rear garden and off road parking in the frontage.

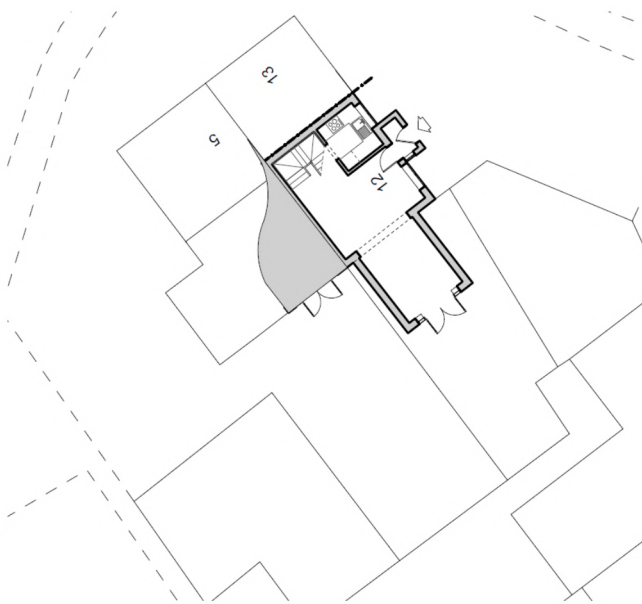
The application seeks permission for the erection of a first floor extension directly above an existing ground floor extension. There will be no increase in ground floor footprint. The extension would measure 3.7m in depth and 3.4m in width.

The policies of The Mid Suffolk Core Strategy (adopted 2008) and the Core Strategy Focused Review (adopted 2012), and saved local plan policies pertinent to the development proposal are as follows:

- GP1 – Design and Layout of Development
- H16 – Protecting existing residential amenity
- H18 – Extensions to existing dwellings

With regard to character and appearance the proposed extension has been designed to be in keeping and subservient to the main dwelling. It would not result in a cramped or incongruous feature within the street scene setting.

With regard to amenity, policy H18 makes clear that any development that materially reduces the amenity and privacy of adjacent dwellings or erodes the character of an area will not be supported. It is acknowledged that the proposed extension would be close to the neighbour boundary and within the 45 degree line of the centre of the neighbour window at first floor. However, it is considered that there are extenuating circumstances to allow the development whereby it will not cause material harm.



As highlighted adjacent, the orientation of the plot is such that the rear wall is south-east facing. This means that throughout the majority of the day the rear garden of the neighbour property will not be overshadowed. Also, it is believed that the window at first floor is a secondary window.

The existing property comprises one bedroom. The applicants, owing to starting a family, are in need of an additional bedroom but are unable to move property. This extension is not only essential but represents the only viable location within the site to provide it.

In summary, it is considered that the extension has been designed in such a way that it would not cause harm to the character and appearance of the surrounding area and would result in a minimal but not material impact to neighbouring amenities.

Yours faithfully



Ben Willis BA Hons (PG/DIP) MRTPI

DIRECTOR

