

**BABERGH DISTRICT COUNCIL**

<b>From: Head of Economy</b>	<b>Report Number: R59</b>
<b>To: Planning Committee</b>	<b>Date of Meeting: 28 October 2015</b>

**PLANNING PERFORMANCE – 1 JULY 2015 TO 30 SEPTEMBER 2015**

**1. Purpose of Report**

1.1 This report provides an overview of the number of planning applications and appeals which were considered by Development Management and an indication of performance against national indicators for the period 1 July 2015 – 30 September 2015.

**2. Recommendation**

2.1 That the information contained within this report be noted.

**3. Financial Implications**

3.1 There are no financial implications arising directly from the content of this report.

**4. Risk Management**

4.1 There are no significant risks arising directly from the content of this report.

**5. Consultations**

5.1 In view of the content of this report consultation has not been undertaken.

**6. Equality Analysis**

6.1 There are no Equality implications arising directly from the content of this report.

**7. Shared Service/Partnership Implications**

7.1 There are no Shared Service/Partnership Implications arising directly from the content of this report with the exception of the following:-

- The Babergh and Mid Suffolk Development Management service is transforming and has been designed on a “One Service Model”. Integration is taking place with a new shared Operational Delivery team in place from the 1 July 2013 onwards, with staff working flexibly to address workload needs across both Councils. However the sovereignty of both Councils and the Local Planning Authority status remain separate.

## 8. Key Information

- 8.1 This quarterly report shows the performance of Development Management against National Performance Indicator 157: The Determination of Planning Applications and the former BVPI 204: Planning Appeals, which has been retained as a local performance indicator.
- 8.2 Government performance indicators require all local planning authorities to determine:
- 60% of major applications within a period of 13 weeks (16 weeks when accompanied by an Environmental Statement). A major application is defined as a development comprising 10 or more dwellings or sites greater or equal to 1000 sq. metres of floor space.
  - 65% of minor residential and commercial applications within a period of 8 weeks (i.e. up to 9 dwellings or less than 1000 sq. metres of floor space); and,
  - 80% of other applications (which are mainly householder applications) within a period of 8 weeks.
- 8.3 Local Planning Authorities were also required to monitor the number of appeals allowed against the authority's decision to refuse permission and express it as a percentage of the total number of appeals against the refusal of permission. An acceptable threshold was deemed to be 30% as it provided a useful indicator as to whether more applications were being refused in order to meet performance targets. Babergh has retained this indicator to monitor the outcome of appeal decisions.

### Applications Received and Determined

- 8.3 Table 1 provides an overview of the number of planning applications that were on hand at the beginning of the quarter, the number that were received during the quarter, withdrawn, on hand at the end of the quarter, and actually determined. Table 1A also shows how many applications were determined in accordance with the Scheme of Delegation expressed as a percentage of all decisions. A commonly held to be a measure of good practice for delegated decisions is 90%. (The Protocol for both Councils' Scheme of Delegation changed in April 2013 and are identical). The second quarter 2015/16 figures are 96% compared with the second quarter of 2014/15 which was 93.9%. The preceding eight quarter's figures are also detailed for comparison purposes.

<b>TABLE 1</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Number of applications on hand at beginning of quarter <sup>1</sup>	219	231	259	339	353	326	243	237	262
Number of applications received during quarter	264	289	255	305	323	300	263	311	381
Number of applications withdrawn	27	16	21	23	21	32	19	22	23

<b>TABLE 1A</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Number of applications on hand at end of quarter	195	238	242	291	329	317	226	256	315
Number of applications determined during quarter	261	266	251	330	309	277	261	270	306
Percentage of delegated decisions	91.9%	92.5%	91.6%	93.6%	93.9%	92.4%	95.0%	95.2%	96%

Source: General Development Control PS1 Return

### Performance Against Target

8.5 Table 2A shows the number of planning applications that were determined during the quarter in each of the three categories defined by NI 157. Table 2B shows how many of these planning applications were determined within the prescribed period as a percentage of all decisions within the relevant category. Table 2C shows the performance achieved for the periods 12/13, 13/14 and 14/15 in comparison with the national target. It also provides an indication of the achievement against the national target.

<b>TABLE 2A</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Total number of <b>MAJOR</b> applications determined	9	11	10	14	4	6	7	11	7**
Total number of <b>MINOR</b> applications determined	48	50	48	59	65	63	78	71	55
Total number of <b>OTHER</b> applications determined	204	205	193	257	257	189	173	188	244
Total number of applications determined during quarter	261	266	251	330	326	277	261	270	306

Source: General Development Control PS2 Return

<sup>1</sup> The number of applications on hand at the beginning of the quarter may be less than those on hand at the end of the previous quarter if the status of an application has changed after registration.

\*\*Excluding applications subject to a planning performance agreement, extension of time or environmental impact assessment.

<b>TABLE 2B</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Percentage of <b>MAJOR</b> applications determined on time	71.43	81.82	60	92.86	100	50	100	55.6	40.0%
Percentage of <b>MINOR</b> applications determined on time	66.67	70.00	54.17	52.54	36.92	57.89	65.8	69.0	68.5%
Percentage of <b>OTHER</b> applications determined on time	81.86	86.83	71.5	77.43	69.66	82.54	81.3	78.7	86.4%

Source: General Development Control PS2 Return

<b>TABLE 2C</b>	<b>YTD 2012/13</b>	<b>YTD 2013/14</b>	<b>YTD 2014/15</b>	<b>National Target</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Percentage of <b>MAJOR</b> applications determined on time	42.4	69.77	83.33	<b>60</b>	50	100	55.6	40.0
Percentage of <b>MINOR</b> applications determined on time	53.75	62.79	52.99	<b>65</b>	57.89	65.8	69.0	68.5
Percentage of <b>OTHER</b> applications determined on time	66.71	81.67	76.96	<b>80</b>	82.54	81.3	78.7	86.4

Source: General Development Control PS2 Return/Departmental Records

8.6 As will be noted there was a drop in performance for Majors in Quarter 2. This category is volatile and subject to vast percentage variances due to the limited number of majors being determined (as evidenced by the previous quarters shown above).

8.7 In respect of this quarter (July to September) 7 cases were determined in total; 2 proposals for new employment buildings at Acton and Sproughton were approved in time. The remaining 5 major planning applications were determined beyond the 13 week period and related to the following sites :-

- 15 dwellings at Whatfield
- 78 dwellings at Holbrook
- Retail store at Pinewood
- 25 dwellings at Boxford
- Variation of condition 8 for a very sheltered housing scheme to allow the erection of outbuildings at Capel St. Mary

8.8 The majority of the above schemes were determined at Planning Committee and all have either delivered important facilities for the community or have contributed to the supply of housing within the district.

- 8.9 Some of the outstanding cases for Major development considered in 2014/15 will be issued during 2015/16 because of the need to complete S106 Obligations. This may result in a further drop in performance against the Major category in the forthcoming quarters. Some longstanding cases which have not yet been presented to Planning Committee to determination have had their time periods for determination extended by agreement with the applicants or are subject to Planning Performance Agreements. These will be brought to Planning Committee (where necessary under the Protocol for the Scheme of Delegation) and as soon as the circumstances of the case allow.
- 8.10 Due to focused activity in Quarter 1 on Minors, planning performance in this category has been maintained above the national target. The return of the ability to collect S.106 contributions for affordable housing on schemes of less than 10 dwellings (following a successful legal challenge to the Ministerial Statement made on the 28 November 2014) is likely to mean that it will become more challenging to maintain the improved performance figures in the Minors category. However focused activity to counter this is taking place on those cases.
- 8.11 In respect of the planning performance for the Others category (see Table 2C) the quarter end figures is above the Government target (of 80% being determined in time) Focused activity is in place to ensure performance in this category is maintained.

### Planning Fees

- 8.12 Table 3 provides an overview of the income received from fee generating applications during the last quarter against the projected position for the quarter. Previous quarters figures are also included. It excludes listed building applications which do not attract a fee.
- 8.13 It was estimated that £189,750 would be received in planning fees by the end of Quarter 2 2015/16. As will be noted below, £321,329.00 has been received; this total fee income is 48% above the projected fee income for this quarter and is higher than previous Quarter 1's as shown in Table 3.
- 8.14 In addition to the income received from fee generating applications for Quarter 2 2015/16, a further £5,393.50 has been received from the administration of non-material amendments to existing planning applications and submissions relating to the approval of information required by planning conditions.
- 8.15 For last year (2014/15) the number of fee generating applications received was higher than the previous year (2013/14), in addition to the cumulative fees received also being higher.

<b>TABLE 3</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Number of fee applications received	223	260	271	273	243	244	274	266	301
Cumulative fees received	201,728.50	302,163	450,884.50	113,807.50	191,346.50	305,169.00	466,791.50	139,800.50	321,329.00
Projected fee income (cumulative)	189,750	284,625	379,500	94,875	189,750	284,625	379,500	94,875	189,750

Source: Departmental Records

## Appeals

8.16 Table 4 provides details of the number of appeals allowed expressed as a percentage of the total number of appeals determined. The previous eight quarters are also shown for comparison purposes. 40 appeals were received for the financial year 2014/15 with 75% of them being dismissed. This together with this quarter's results constitutes a good success rate on appeal (given paragraph 8.3).

<b>TABLE 4</b>	<b>Q2 01.07.13 to 30.9.13</b>	<b>Q3 01.10.13 to 31.12.13</b>	<b>Q4 01.01.14 to 31.03.14</b>	<b>Q1 01.04.14 to 30.06.14</b>	<b>Q2 01.07.14 to 30.09.14</b>	<b>Q3 01.10.14 to 31.12.14</b>	<b>Q4 01.01.15 to 31.03.15</b>	<b>Q1 01.04.15 to 30.06.15</b>	<b>Q2 01.07.15 to 30.09.15</b>
Number of appeals allowed	5	6	4	3	0	3	4	1	1
Total number of appeals	15	13	14	13	9	5	13	10	5
Percentage of appeals allowed (%)	33.3	46.2	28.6	23.1	0	60.0	30.8	10.0	20%

Source: Departmental Records

8.17 In respect of this quarter there were 5 appeals in total which include one relating to works to a tree. 4 were dismissed and one was allowed. The appeal summaries are attached as an Appendix to this report. There has been no award of costs during this quarter although a claim of costs (allowed at appeal and reported in the previous quarter) is being considered but the total amount of cost to be paid has not yet been agreed with the parties concerned.

8.18 The Appendix gives information relating to all the appeal decisions within this quarter, with the opportunity for Members to access the application details and the appeal decision using hyperlinks.

Source: Departmental Records

## **9. Appendices**

Title	Location
Appeal Decisions 01 July 2015 to 30 September 2015	Attached

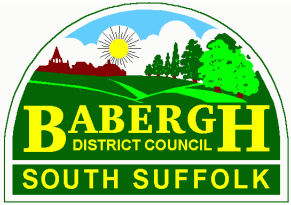
## **10. Background Documents**

10.1 None

Authorship:

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## Development Control Appeals Decided DC and EC

Version 6

Between 1-Jul-15 and 30-Sep-15

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### Development Control

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Total Number of DC Appeals Allowed - Permission Granted:	1
Total Number of DC Appeals Dismissed:	4
<b>Total Number of DC Appeals Decided:</b>	<b>5</b>
Percentage of appeals allowed	20.00%

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Total Number of DC Appeals Outstanding:	19
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### Enforcement Control

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Total Number of EC Appeals :

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Total Number of EC Appeals Decided:

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Total Number of EC Appeals Outstanding:	1
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## Development Control

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Number of Written Representations	5	Granted:	1
Number of Informal Hearings	0	Granted:	0
Number of Public Enquiries	0	Granted:	0

### Allowed - Permission Granted

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**Final Decision:** Allowed - Permission Granted

**Application No:** B/14/00162 ROC **Appellant:** Miss H Parker

**Application decision:** Delegated **Appeal Decision Date:** 11-Aug-15

**Appeal Procedure:** Written Representations **Appeal Type:** Refusal of planning permission

**Location:** The Brambles, Holt Road, Polstead, COLCHESTER, CO6 5BT

**Proposal:** Application under Section 106A of the Town and Country Planning Act 1990 - Discharge of obligation limiting occupation to holiday unit.

**Appeal Notes:** Key Issue(s): i) whether a planning obligation restricting occupation of the dwelling as a holiday let was necessary to safeguard the countryside from inappropriate development, having particular regard to policies to restrict residential development in the countryside; ii) whether the discharge of the obligation would have a harmful effect upon tourism and the rural economy; and iii) Whether a financial contribution towards public open space provision would be necessary as a result of the discharge of the obligation.

Conclusion: The Inspector considered that the use of the property falls within Class C3 (Dwellinghouses) of the Use Classes Order and felt that the removal of the obligation restricting its use to holiday let would not amount to a change of use and therefore Paragraph 55 and policy CS2 were not applicable to the case. The Inspector could find no reason to conclude that use as a permanent dwelling would be any more or less sustainable than the current permitted use as holiday let accommodation. He concluded based on a lack of evidence of a shortage of holiday accommodation in the area that the discharge of the obligation would not result in any significant harm to the tourist related rural economy contrary to the Framework or policy CS17 of the CS. The Inspector did not consider a contribution to open space was justified given that the dwelling was already in existence.

Application Details: <https://planning.babergh.gov.uk/online-applications/> (Search for B/14/00162)

Appeal Decision:  
[https://planning.babergh.gov.uk/online-applications/files/D4B1C41CE3A6DEF6F9DF78FCE2BE38C2/pdf/B\\_14\\_00162-APPEAL\\_DECISION-292321.pdf](https://planning.babergh.gov.uk/online-applications/files/D4B1C41CE3A6DEF6F9DF78FCE2BE38C2/pdf/B_14_00162-APPEAL_DECISION-292321.pdf)

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### Dismissed

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**Final Decision:** Dismissed

**Application No:** B/14/00958 TPO **Appellant:** Mr T Smith

**Application decision:** Delegated **Appeal Decision Date:** 29-Jul-15

**Appeal Procedure:** Written Representations **Appeal Type:** Refusal of planning permission

**Location:** Commodore, Barrow Hill, Acton, SUDBURY, CO10 0AR

**Proposal:** Removal of 1 No. Acer Campestre covered by Tree Preservation Order No. BT 120.



**Appeal Notes:**

Key Issue(s): i) the impact of felling the tree on the character and appearance of the surrounding area, ii) whether the reasons for felling the tree are sufficiently to justify the course of action.

Conclusion: The tree is prominent in the locality as this section of Barrow Hill has few trees of this size. Its removal would have a detrimental impact upon the character and appearance of the area and accordingly should not be allowed unless there are convincing reasons to do so. The tree is in satisfactory physiological and structural condition and of sufficient vitality to be growing effective reaction wood. In the absence of evidence to demonstrate that it might be unstable or that there are any structural defects exhibiting an unacceptable risk, the Inspector was not convinced that there are sufficient justifications to remove the tree.

Application Details: <https://planning.babergh.gov.uk/online-applications/> (Search for B/14/00958)

Appeal Decision:  
[https://planning.babergh.gov.uk/online-applications/files/39A098EE814D406ECA1A2C47272BB542/pdf/B\\_14\\_00958-APPEAL\\_DECISION-290550.pdf](https://planning.babergh.gov.uk/online-applications/files/39A098EE814D406ECA1A2C47272BB542/pdf/B_14_00958-APPEAL_DECISION-290550.pdf)

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<b>Final Decision:</b>	<b><u>Dismissed</u></b>		
<b>Application No:</b>	<b>B/14/01104 FUL</b>	<b>Appellant:</b>	<b>Mr Sanghera</b>
<b>Application decision:</b>	Delegated	<b>Appeal Decision Date:</b>	14-Jul-15
<b>Appeal Procedure:</b>	Written Representations	<b>Appeal Type:</b>	Refusal of planning permission
<b>Location:</b>	Hunts Hill Stores, 21A Hunts Hill, Glemsford, SUDBURY, CO10 7RP		
<b>Proposal:</b>	Erection of 2 No. two storey semi-detached dwellings with parking.		

## Appeal Notes:

Key Issue(s): i) the effect of the proposal on the street scene in Drapery Common, and ii) whether the proposed development would provide acceptable living conditions for future occupiers, with regard to noise and disturbance and privacy from the proposed parking layout and provision of private amenity space.

Conclusion: The appeal proposal would comprise of a pair of semi-detached dwellings on what would be a relatively narrow plot. The proposed dwellings would have very little space to their respective side boundaries and consequently would appear tightly arranged on the site. This proposed layout and density would noticeably and harmfully contrast with the generally spacious pattern of residential development in Drapery Common as described above. Additionally, in contrast to the open, green front gardens which typify the residential appearance in Drapery Common, the proposed parking area directly to the front of the dwellings, with no proposed front amenity space, would also emphasise the harmfully cramped appearance of the scheme. Given that the proposed dwellings would be set forward of the approximate building line provided by the rear of the Stores and the dwelling 'Hillcrest' to the east, the detrimental impact on the street scene resulting from the proposed overdevelopment would be conspicuous. The proposed layout of the parking provision across the entire frontage of the appeal site between the highway and the proposed dwellings, would, when seen in combination with the existing parking to the west at the rear of the Stores, result in an incongruous feature in the street scene.

Whilst the Inspector found that the appeal proposal would provide an adequate level of private amenity space this does not outweigh nor negate the Inspectors concerns regarding the direct proximity of uncontrolled parking spaces at the front elevations of the dwellings. The Inspector therefore concluded the proposed development would provide unacceptable living conditions for future occupiers, with regard to noise and disturbance and privacy from the proposed parking layout.

The proposal would conflict with Policy CS15 of the Babergh Local Plan 2011-2031 Core Strategy & Policies February 2014 (CS) and Policies CN01 and HS28 of the Babergh Local Plan Alteration No.2 June 2006 and would also be contrary to the objective of the National Planning Policy Framework (NPPF) at paragraph 17 to secure high quality design.

Application Details: <https://planning.babergh.gov.uk/online-applications/> (Search for B/14/01104)

Appeal Decision:

[https://planning.babergh.gov.uk/online-applications/files/1F1A15B35E475C0ED219D3EB15B254DC/pdf/B\\_14\\_01104-DISMISSED-288251.pdf](https://planning.babergh.gov.uk/online-applications/files/1F1A15B35E475C0ED219D3EB15B254DC/pdf/B_14_01104-DISMISSED-288251.pdf)

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<b>Final Decision:</b>	<b><u>Dismissed</u></b>		
<b>Application No:</b>	<b>B/15/00022 OUT</b>	<b>Appellant:</b>	<b>Mr Aikenhead</b>
<b>Application decision:</b>	Delegated	<b>Appeal Decision Date:</b>	18-Sep-15
<b>Appeal Procedure:</b>	Written Representations	<b>Appeal Type:</b>	Refusal of planning permission
<b>Location:</b>	Lawn House, Upper Tye, Great Cornard, SUDBURY, CO10 0QA		
<b>Proposal:</b>	Outline - Erection of 1 no. dwelling and means of access to highway with all matters reserved.		

**Appeal Notes:**

Key Issue(s): i) whether the proposal could be regarded as sustainable development in the context of the Council's settlement strategy and the Government's drive to achieve sustainable development, and ii) the effect the development would have on the settings of nearby listed buildings.

Conclusion: The Inspector concluded :

Issue i): the buildings are not located within any of the settlements identified in the Local Plan, and therefore for policy purposes the site lies in a countryside location where development restraint applies; no exceptional need had been demonstrated for the unit as required by Policy CS2; the new house with its attendant domestic curtilage would lead to consolidation of development in an area otherwise characterised by pockets of generously spaced individual properties surrounded by open countryside; In locational terms, the appeal site is in an area where accessibility to services and facilities is likely to be predominantly by motorised private vehicles and public transport choices are very limited; The economic and social benefits would be limited and not sufficient to overcome the environmental harm identified; The Inspector concluded the proposal would be contrary to the pattern of settlement established in the Local Plan, and would not respect the character and context of part of the countryside. It would not amount to sustainable development, as sought in Policies CS2 and CS15 of the Local Plan and in the NPPF.

Issue ii): The Inspector acknowledged that a detailed application would have been preferable but considered that the appeal site was large enough to accommodate a new dwelling without materially intruding on the spacious listed building settings of either Hundred House or Lawn House. She concluded that subject to an appropriately sized and well-considered design the settings and significance of the three listed buildings closest to the site would be preserved by the proposal.

Application Details: <https://planning.babergh.gov.uk/online-applications/> (Search for B/15/00022)

Appeal Decision:

[https://planning.babergh.gov.uk/online-applications/files/72A6EE53CCCC146059AF463949640ED1/pdf/B\\_15\\_00022-APPEAL\\_DECISION-296928.pdf](https://planning.babergh.gov.uk/online-applications/files/72A6EE53CCCC146059AF463949640ED1/pdf/B_15_00022-APPEAL_DECISION-296928.pdf)

**Final Decision:****Dismissed****Application No:****B/15/00297 FHA****Appellant:****Mr Matthews****Application decision:****Appeal Decision Date:** 30-Jul-15**Appeal Procedure:**

Written Representations

**Appeal Type:**

Refusal of planning permission

**Location:**

2 Days Green, Capel St Mary, IPSWICH, IP9 2HZ

**Proposal:**

Erection of two-storey side extension over existing garage and lobby, and increase size of existing first-floor side facing window (revisions to permission ref: B/08/00170/FHA).

**Appeal Notes:**

Key Issue(s): i) the effect of the proposal on the character and appearance of the area; and ii) the effect of the proposal on the living conditions of the adjacent occupants in terms of loss of light.

Conclusion: The ridge height of the proposed roof extension would be between the eaves and ridge of the existing roof and as such it would be a high and dominant feature. The roof combined with the previously approved first floor side extension would result in a development at first floor level that would effectively remove the gap between the property and its neighbour. This would result in a 'terracing' effect which would be out of character with the spacious nature of the existing houses. For these reasons the proposal would not accord with saved policies CN01 and HS33.

The neighbouring dwelling at ? 3 has a first floor window, a high level ground floor window and a door in its side elevation adjacent to the proposed extension. Because the first floor window is towards the front of the property and given the orientation of the dwellings, it is unlikely that light to that window would be obstructed. There may be some loss of light to the high level window and door in the side elevation of the adjacent property but there is no conclusive evidence in this regard. Neither is there any evidence that habitable rooms in the adjacent property would be affected. For these reasons the Inspector concluded that the proposal would not adversely affect the living conditions of the adjacent occupants. The proposal would accord with saved policy HS33 of the LP in this respect.

Application Details: <https://planning.babergh.gov.uk/online-applications/> (Search for B/15/00297)

Appeal Decision:  
[https://planning.babergh.gov.uk/online-applications/files/38221BA4555800EBE98CE85DCA36AB04/pdf/B\\_15\\_00297-APPEAL\\_DECISION-290719.pdf](https://planning.babergh.gov.uk/online-applications/files/38221BA4555800EBE98CE85DCA36AB04/pdf/B_15_00297-APPEAL_DECISION-290719.pdf)

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**Total Number of DC Appeals Decided: 5**

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**Enforcement Control**

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**Final Decsion:**

**Appeal Decision Date:**

**Application No.:**

**Appeal Procedure:**

**Appeal Type:**

**Location:**

**Description of Breach:**

**Appeal Notes:**

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