

# Development Control Committee



*St Edmundsbury*  
BOROUGH COUNCIL

<b>Title:</b>	<b>Agenda</b>														
<b>Date:</b>	<b>Thursday 5 July 2018</b>														
<b>Time:</b>	<b>10.00 am</b>														
<b>Venue:</b>	<b>Conference Chamber</b> <b>West Suffolk House</b> Western Way Bury St Edmunds IP33 3YU														
<b>Full Members:</b>	<p style="text-align: center;"><b>Chairman</b> Jim Thorndyke</p> <p style="text-align: center;"><b>Vice Chairmen</b> David Roach and Andrew Smith</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="vertical-align: top;"><u>Conservative Members (12)</u></td> <td style="vertical-align: top;">Carol Bull Mike Chester Terry Clements Robert Everitt Paula Fox</td> <td style="vertical-align: top;">Susan Glossop Ian Houlder Alaric Pugh Peter Stevens</td> </tr> <tr> <td style="vertical-align: top;"><u>Charter Group Members (2)</u></td> <td style="vertical-align: top;">David Nettleton</td> <td style="vertical-align: top;">Julia Wakelam</td> </tr> <tr> <td style="vertical-align: top;"><u>Haverhill Indys Member (1)</u></td> <td style="vertical-align: top;">John Burns</td> <td></td> </tr> <tr> <td style="vertical-align: top;"><u>Independent (non-group) Member (1)</u></td> <td style="vertical-align: top;">Jason Crooks</td> <td></td> </tr> </table>			<u>Conservative Members (12)</u>	Carol Bull Mike Chester Terry Clements Robert Everitt Paula Fox	Susan Glossop Ian Houlder Alaric Pugh Peter Stevens	<u>Charter Group Members (2)</u>	David Nettleton	Julia Wakelam	<u>Haverhill Indys Member (1)</u>	John Burns		<u>Independent (non-group) Member (1)</u>	Jason Crooks	
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<p><b>A SITE VISIT WILL BE HELD ON THURSDAY 28 JUNE 2018 AT THE FOLLOWING TIME:</b></p> <p><b>Planning Application DC/18/0476/HH - 9 Darcy Close, Bury St Edmunds, IP32 7ET</b></p> <p>Householder Planning Application - First floor extensions to front and rear</p> <p><b>Site visit to be held at 9.40am</b> (No coach is to be provided for this single site visit, Members are requested to make their own way there, to car share wherever possible and to park considerately. Any Member with difficulty reaching the site should make contact with the Case Officer.)</p>															

<b>Interests – Declaration and Restriction on Participation:</b>	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.
<b>Quorum:</b>	Six Members
<b>Committee administrator:</b>	<p><b>Helen Hardinge</b>  Democratic Services Officer  <b>Tel:</b> 01638 719363  <b>Email:</b> <a href="mailto:helen.hardinge@westsuffolk.gov.uk">helen.hardinge@westsuffolk.gov.uk</a></p>

**DEVELOPMENT CONTROL COMMITTEE:  
 AGENDA NOTES**

Subject to the provisions of the Local Government (Access to Information) Act 1985, all the files itemised in this Schedule, together with the consultation replies, documents and letters referred to (which form the background papers) are available for public inspection online here:

<https://planning.westsuffolk.gov.uk/online-applications/>

All applications and other matters have been considered having regard to the Human Rights Act 1998 and the rights which it guarantees.

**Material Planning Considerations**

**1. It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their Officers must adhere to this important principle which is set out in legislation and Central Government Guidance.**

**2. Material Planning Considerations include:**

- Statutory provisions contained in Planning Acts and Statutory regulations and Planning Case Law
- Central Government planning policy and advice as contained in Circulars and the National Planning Policy Framework (NPPF)
- The following Planning Local Plan Documents

<b>Forest Heath District Council</b>	<b>St Edmundsbury Borough Council</b>
Forest Heath Local Plan 1995	St Edmundsbury Borough Council Core Strategy 2010
The Forest Heath Core Strategy 2010, as amended by the High Court Order (2011)	St Edmundsbury Local Plan Policies Map 2015
Joint Development Management Policies 2015	Joint Development Management Policies 2015
	Vision 2031 (2014)
<b>Emerging Policy documents</b>	
Core Strategy – Single Issue review	
Site Specific Allocations	

- Supplementary Planning Guidance/Documents eg. Affordable Housing SPD
- Master Plans, Development Briefs
- Site specific issues such as availability of infrastructure, density, car parking
- Environmental; effects such as effect on light, noise overlooking, effect on street scene
- The need to preserve or enhance the special character or appearance of designated Conservation Areas and protect Listed Buildings
- Previous planning decisions, including appeal decisions
- Desire to retain and promote certain uses e.g. stables in Newmarket.

3. The following are **not** Material Planning Considerations and such matters must not be taken into account when determining planning applications and related matters:

- Moral and religious issues
  - Competition (unless in relation to adverse effects on a town centre as a whole)
  - Breach of private covenants or other private property / access rights
  - Devaluation of property
  - Protection of a private view
  - Council interests such as land ownership or contractual issues
  - Identity or motives of an applicant or occupier
4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the Development Plan (see table above) unless material planning considerations indicate otherwise.
5. A key role of the planning system is to enable the provision of homes, buildings and jobs in a way that is consistent with the principles of sustainable development. It needs to be positive in promoting competition while being protective towards the environment and amenity. The policies that underpin the planning system both nationally and locally seek to balance these aims.

### **Documentation Received after the Distribution of Committee Papers**

Any papers, including plans and photographs, received relating to items on this Development Control Committee agenda, but which are received after the agenda has been circulated will be subject to the following arrangements:

- (a) Officers will prepare a single Committee Update Report summarising all representations that have been received up to 5pm on the **Thursday** before each Committee meeting. This report will identify each application and what representations, if any, have been received in the same way as representations are reported within the Committee report;
- (b) the Update Report will be sent out to Members by first class post and electronically by noon on the **Friday** before the Committee meeting and will be placed on the website next to the Committee report.

Any late representations received after 5pm on the **Thursday** before the Committee meeting will not be distributed but will be reported orally by officers at the meeting.

### **Public Speaking**

Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available on the Councils' website:

<https://www.westsuffolk.gov.uk/planning/upload/Guide-To-Having-A-Say-On-Planning-Applications.pdf>

## **DEVELOPMENT CONTROL COMMITTEE: DECISION MAKING PROTOCOL**

The Development Control Committee usually sits once a month. The meeting is open to the general public and there are opportunities for members of the public to speak to the Committee prior to the debate.

### **Decision Making Protocol**

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests set out in the National Planning Policy Framework (paragraph 206). This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

- Where an application is to be deferred, to facilitate further information or negotiation or at an applicant's request.
- Where a recommendation is to be altered as the result of consultation or negotiation:
  - The presenting Officer will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
  - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
  - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
  - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
  - Members can choose to;
    - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory);
    - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee.
- Where Development Control Committee wishes to overturn a recommendation and the decision is considered to be significant in terms of overall impact; harm to the planning policy framework, having sought advice from the Assistant Director (Planning and Regulatory) and the Assistant Director (Human

Resources, Legal and Democratic) (or Officers attending Committee on their behalf);

- A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
  - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
  - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
- In all other cases, where Development Control Committee wishes to overturn a recommendation:
    - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
    - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
    - Members can choose to;
      - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory)
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- Member Training
    - In order to ensure robust decision-making all members of Development Control Committee are required to attend annual Development Control training.

## **Notes**

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with the Planning Practice Guidance.

Members/Officers should have proper regard to probity considerations and relevant codes of conduct and best practice when considering and determining applications.

# Agenda

## Procedural Matters

### Part 1 - Public

- |   | <i>Page No</i> |
|---|----------------|
| <b>1. Apologies for Absence</b>   |                |
| <b>2. Substitutes</b><br>Any Member who is substituting for another Member should so indicate together with the name of the relevant absent Member.   |                |
| <b>3. Minutes</b><br>To confirm the minutes of the meeting held on 7 June 2018 (copy attached).   | <b>1 - 10</b>  |
| <b>4. Planning Application DC/18/0561/VAR - Land North West of Haverhill, Ann Sucklings Road, Little Wratting</b><br>Report No: <b>DEV/SE/18/026</b><br><br>Planning Application - Variation of condition 1 of DC/16/2836/RM to enable drawing PH-125-03C to be replaced with 040/P/102 and PH-125-04C to be replaced with 040/P/101 and add plan 040/T/152A for the additional 24no. garages for the Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1 | <b>11 - 48</b> |
| <b>5. Planning Application DC/18/0476/HH - 9 Darcy Close, Bury St Edmunds</b><br>Report No: <b>DEV/SE/18/027</b><br><br>Householder Planning Application - First floor extensions to front and rear   | <b>49 - 60</b> |

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# Development Control Committee



*St Edmundsbury*  
BOROUGH COUNCIL

**Minutes** of a meeting of the **Development Control Committee** held on **Thursday 7 June 2018** at **10.00 am** at the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present: **Councillors**

Carol Bull  
John Burns  
Mike Chester  
Terry Clements  
Jason Crooks  
Paula Fox  
Susan Glossop  
Ian Houlder

David Nettleton  
Alaric Pugh  
David Roach  
Andrew Smith  
Peter Stevens  
Jim Thorndyke  
Julia Wakelam

**By Invitation:**  
Clive Pollington

## 22. **Election of Chairman for 2018/19**

This being the first meeting of the Development Control Committee since the Authority's Annual Meeting in May 2018, the Lawyer opened the meeting and asked for nominations for the Chairman of the Committee for 2018/2019.

Councillor Peter Stevens nominated Councillor Jim Thorndyke as Chairman and this was duly seconded by Councillor Ian Houlder.

There being no other nominations, the motion was put to the vote and with the vote being unanimous, it was

### **RESOLVED:**

That Councillor Jim Thorndyke be elected Chairman for 2018/2019.

Councillor Thorndyke then took the Chair for the remainder of the meeting.

## 23. **Welcome**

The Chairman formally welcomed Councillor Mike Chester to his first meeting of the Development Control Committee having been recently appointed to fill the vacancy that previously existed.

24. **Election of Vice-Chairmen for 2018/19**

The Chairman nominated Councillors David Roach and Andrew Smith as Vice Chairmen and this was duly seconded by Councillor Julia Wakelam.

There being no other nominations for the two Vice Chairman positions, the motions were jointly put to the vote and with the vote being unanimous, it was

**RESOLVED:**

That Councillors David Roach and Andrew Smith be elected as Vice Chairmen for 2018/2019.

25. **Apologies for Absence**

There were no apologies for absence received.

Councillor Robert Everitt was unable to attend the meeting.

26. **Substitutes**

There were no substitutes present at the meeting.

27. **Minutes**

The minutes of the meeting held on 3 May 2018 were unanimously received by the Committee as a correct record and were signed by the Chairman.

28. **Planning Application DC/17/2648/FUL - Shadowbush Farm, Stansfield Road, Poslingford (Report No: DEV/SE/18/022)**

*(Councillor Mike Chester declared a local non pecuniary interest in this item, in that he was not familiar with the applicant but was an acquaintance of the applicant's family.)*

**Planning Application - 2 no. dwellings with associated access, car parking and landscaping (following demolition of existing agricultural barn) as amended and supported by additional information received 19th March 2018 and 30th April 2018**

This application had been referred to the Development Control Committee following consideration by the Delegation Panel; the item had been referred to the Delegation Panel at the request of the Ward Member (Cavendish) Councillor Peter Stevens. A Member site visit was held prior to the meeting.

Officers were recommending that the application be refused for the reasons set out in Paragraph 81 of Report No DEV/SE/18/022. Attention was also drawn to the late papers that were circulated after publication of the agenda and which contained an amendment to the third reason for refusal. The Principal Planning Officer explained that this amended reason unfortunately contained a typographical error, in that the paragraphs listed in the last sentence should have read "**131, 134 and 173**" (and not "131 – 173").

Members were advised of the material considerations for/against the development and the reasoning behind the Officer's balanced recommendation. Attention was also drawn to the site's 'fall-back position' (as outlined in Paragraph 56 onwards in the report) which was a significant consideration when determining the application.

Speaker: Mr Richard Sykes-Popham (Agent) spoke in support of the application

Councillor Peter Stevens spoke as Ward Member (Cavendish) for the application. He stated that in his opinion the site was not within open countryside and was rather part of a 'contained cluster' of domestic properties. As such, the application required a pragmatic decision to be made and he therefore moved that the application be approved, contrary to the Officer recommendation of refusal.

Councillor Alaric Pugh also spoke on the application, he similarly considered the site to be within a small residential area and he seconded the motion for approval.

A number of other Members made comment, the majority of which were in favour of the application. With the exception of Councillor Terry Clements who supported the refusal recommendation and made reference to the need for affordable housing within rural areas.

The Chairman invited the Principal Conservation Officer to expand upon the Conservation Officer's objection to the development.

In response to a question as to whether Permitted Development Rights could be removed via conditions, the Principal Planning Officer confirmed that this was possible.

Further to comments made with regard to policy, the Service Manager (Planning – Development) advised that work was due to commence later in the year on the development of the West Suffolk Local Plan.

The Service Manager also explained that if Members were minded to approve the application, contrary to the Officer recommendation of refusal, then the decision making protocol wouldn't need to be invoked in light of the Committee attributing additional weight to the 'fall back' position as outlined in the report.

Accordingly, the Principal Planning Officer then read out a list of conditions that could be applied to the application, if approved, inclusive of the removal of Permitted Development Rights.

Upon being put to the vote and with 13 voting for the motion and with 2 abstentions it was resolved, that

Decision

Planning permission be **GRANTED CONTRARY TO THE OFFICER RECOMMENDATION OF REFUSAL** subject to the following conditions:

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
3. No development shall commence above ground level until details of the facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
5. The acoustic insulation of each dwelling shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no development permitted by Article 3 and Part 1 Class A-E and Part 2 Class A; of Schedule 2 to the Order shall be erected/carried out within the site other than any expressly authorised by this permission.
7. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with SCC drawing DM04; and with a minimum entrance width of 4.5m. Thereafter the access shall be retained in the specified form.
8. Prior to the hereby permitted dwellings being first occupied, the access onto Stansfield Rd shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
9. The use shall not commence until the area(s) within the site shown on drawing no. 1625 - 17 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
10. Before the access is first used details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
11. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.
12. The precautionary measures and recommendations of the Preliminary Ecological Assessment by Bright Green dated November 2017 shall be

followed and implemented in their entirety prior to development commencing.

13. The biodiversity enhancements recommended in the Preliminary Ecological Appraisal by Bright Green (dated November 2017) shall be provided; details of bat and bird boxes to be installed within the residential curtilage prior to the occupation of the dwelling shall first be submitted and agreed in writing with the Local Planning Authority.
14. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.
15. Before the dwellings hereby permitted are first occupied, the first floor windows in the south elevation of Plot 1 and the first floor windows in the west elevation of Plot 2 shall not be glazed other than with obscure glass and this form of glazing shall be retained permanently at all times thereafter.

29. **Planning Application DC/18/0513/HH - Chapel Cottage, The Street, Lidgate, Newmarket (Report No: DEV/SE/18/023)**

**Householder Planning Application - (i) 1.5 storey rear extension (ii) single storey rear extension (iii) single storey side extension (following demolition of existing single storey side extension) and (iiii) insertion of dormer to rear elevation**

This application had been referred to the Development Control Committee following consideration by the Delegation Panel and because the Parish Council objected to the scheme. A Member site visit was held prior to the meeting.

Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 57 of Report No DEV/SE/18/023.

The Trainee Planning Officer drew attention to her responses to the Parish Council's and third parties' objections within the report. The Committee was also advised of the amendments that had been made to the scheme following the withdrawn application for the site in 2017.

Whilst it was recognised that the application was within a Conservation Area the extensions that had been undertaken to neighbouring properties were equally appreciated.

Lastly, the Officer presented a shading profile submitted by the applicant since publication of the agenda.

Speakers: Mr John Quigley (neighbouring resident) spoke against the application  
Mr Steve Childs (neighbouring resident) spoke against the application  
Councillor John Whitefield (Chairman of Lidgate Parish Council) spoke against the application

Following discussion, the Service Manager (Planning – Development) responded to comments/questions raised as follows:

- Car Parking – It was clarified that as no additional bedrooms were proposed as part of the scheme seeking determination the Highways Authority had not lodged an objection to the application and a condition had been included to restrict this;
- Heritage Report – Members were advised that the Council's Conservation Officer could have requested a heritage report if deemed necessary, irrespective of the property not being a listed building. However, on balance as the application proposed to reinstate a thatch roof, the proposed works were considered to be an enhancement to the Conservation Area;
- Conditions – It was explained that a separate condition was not required for materials as these were identified on the approved plans. However, it would be possible to add a condition in respect of a Construction Management Plan, in view of the property's proximity to the highway.

Councillor David Nettleton thanked the Officer for such a comprehensive report and presentation. He spoke in support of the application and moved that it be approved, as per the Officer recommendation. This was duly seconded by Councillor Ian Houlder.

Upon being put to the vote and with 14 voting for the motion and with 1 abstention, it was resolved that

#### Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Time limit
2. Compliance with plans
3. The layout of the extended property shall be as shown on drawing 9119/17/3. At no time shall the property benefit from more than two bedrooms.
4. Construction Management Plan

*(On conclusion of this item the Chairman permitted a short comfort break before continuing with the meeting.)*

30. **Planning Application DC/18/0561/VAR - Land North West of Haverhill, Anne Sucklings Lane, Little Wratting (Report No: DEV/SE/18/024)**

*(Councillor Mike Chester declared a local non pecuniary interest in this item, in that a family member was employed by the applicants.)*

**Planning Application - Variation of condition 1 of DC/16/2836/RM to enable drawing PH-125-03C to be replaced with 040/P/102 and PH-125-04C to be replaced with 040/P/101 and add plan 040/T/152A for the additional 24no. garages for the Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private**

**amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1**

This application was referred to the Development Control Committee because the Parish Council objected, which was contrary to the Officer recommendation of approval.

The Principal Planning Officer advised of two corrections to Report No DEV/SE/18/024; firstly, the recommendation on page one should have read **"approval"** (as opposed to "seeking further information"). And secondly, as pointed out by Councillor John Burns, the address for the application was **"Ann Sucklings Road"** (rather than "Anne Sucklings Lane").

The Committee was also informed of an ongoing enforcement investigation in respect of the site and pre-commencement condition in addition to the recent unauthorised removal of vegetation which included protected trees and an ancient hedge. Whilst Council Officers were working with the applicant in respect of this matter, Members were reminded that this was not a relevant consideration when determining the application before them.

As part of her presentation the Officer drew attention to the table within Paragraph 3 of the report which explained that the majority of the proposed garages were provided in addition to the previously approved parking space. However, five of the garages would be constructed on the approved parking spaces, therefore, for these plots a hard standing area was also to be provided upon which a shed would be erected to provide additional outdoor storage, therefore enabling the garage to be used for parking.

The Committee were advised that the conditions listed in Paragraph 48 of the report were the full conditions stipulated as part of the scheme's previously granted approval with a minor amendment to reflect the Section 73 application seeking determination.

Speaker: Mr Stuart McAdam (applicant) spoke in support of the application

Considerable discussion took place by the Committee with regard to the size of the proposed garages. Reference was made to Paragraph 39 of the report which set out the dimensions specified within the Parking Guidance. Whilst it was appreciated that the Highways Authority had not registered an objection to the application; Members voiced considerable concern that the garages proposed did not comply with the guidance and would not be fit for purpose, thereby, resulting in residents having to park elsewhere leading to highway safety issues.

It was therefore proposed by Councillor John Burns that the application be deferred in order to allow Officers additional time to work with the applicant and clarify the garage provision. This was duly seconded by Councillor Terry Clements.

Councillor Ian Houlder asked if it would be possible to include electric vehicle charging points. The Case Officer explained that this would have needed to

have been secured at outline stage of the application and Officers would only be able to make an informal request at this late stage.

At this point the Chairman invited the applicant to speak in response to the motion proposed. The applicant suggested that instead of deferring the application that Members approved it subject to delegating the clarification of garage provision to the Assistant Director (Planning and Regulatory Services).

Councillor Alaric Pugh spoke in opposition to this proposal which he did not consider to be a satisfactory way forward; as concurred with by the Committee.

Accordingly, the Chairman put the motion to the vote and with the vote being unanimous, it was resolved that

#### Decision

The planning application be **DEFERRED** in order to allow Officers additional time in which to work with the applicant and clarify the garage provision, in light of Members' concerns raised particularly with regard to the internal floor area and the Suffolk Advisory Parking Standards.

31. **Planning Application DC/18/0655/FUL - Eastgate Bungalow, Eastgate Street, Bury St Edmunds (Report No: DEV/SE/18/025)**

*(Councillor Peter Stevens asked if he would need to declare an interest in this item in his capacity as Cabinet Member for Operations, the service for which the application had been made. The Lawyer present advised that this would not be necessary.)*

#### **Planning application – Demolition of bungalow and shed**

This application had been referred to the Development Control Committee as the applicant was St Edmundsbury Borough Council.

No objections had been received and the application was recommended for approval subject to conditions, as set out in Paragraph 36 of Report No DEV/SE/18/025.

In response to a question, the Senior Planning Officer confirmed that whilst the property was referred to as a bungalow it was purely used as the gardeners' mess and office and it had never been used by the Authority as a residence so its demolition would not affect housing provision.

The Officer also advised that since publication of the agenda bat droppings had been found at the property meaning a full bat survey would now need to be undertaken.

Accordingly, an amendment was proposed to the recommendation to approve the application via delegation to the Assistant Director (Planning and Regulatory Services) subject to a satisfactory result of the bat survey. If the results of the survey raised any new issues then the application would be brought back before the Committee.



Henceforth, it was moved by Councillor David Roach that the application be approved via the delegation specified and this was duly seconded by Councillor Alaric Pugh.

Upon being put to the vote and with the vote being unanimous, it was resolved that

#### Decision

Planning **APPROVAL BE DELEGATED TO THE ASSISTANT DIRECTOR (PLANNING AND REGULATORY SERVICES) SUBJECT TO A SATISFACTORY RESULT OF THE BAT SURVEY** and subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents.
- 3 Within three month of commencement bat enhancement measures shall be installed and thereafter retained as so installed, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.
- 4 The site demolition works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.
- 5 No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.
- 6 No development shall take place within the area indicated [the whole site] until the applicant has submitted details of the works to be approved in writing by the Local Planning Authority, and if appropriate based on those details, secured the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.  
The scheme of investigation shall include an assessment of significance and research questions; and:
  - a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation.
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
  - g) The site investigation shall be completed prior to development, or in

such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.  
If the results of the bat survey raised any new issues then the application would be brought back before the Committee.

The meeting concluded at 12.26pm

**Signed by:**

**Chairman**

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St Edmundsbury  
BOROUGH COUNCIL

# DEV/SE/18/026

## Development Control Committee 5 July 2018

### Planning Application DC/18/0561/VAR – Land North West of Haverhill, Ann Sucklings Road, Little Wratting

<b>Date Registered:</b>	10.04.2018	<b>Expiry Date:</b>	10.07.2018
<b>Case Officer:</b>	Penny Mills	<b>Recommendation:</b>	Approval
<b>Parish:</b>	Haverhill	<b>Ward:</b>	Haverhill North
<b>Proposal:</b>	<p>Planning Application - Variation of condition 1 of DC/16/2836/RM to enable drawing PH-125-03C to be replaced with 040/P/102 and PH-125-04C to be replaced with 040/P/101 and add plan 040/T/152A for the additional 24no. garages for the Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1</p>		
<b>Site:</b>	Land North West of Haverhill, Ann Sucklings Road, Little Wratting		
<b>Applicant:</b>	Mr Stuart McAdam - Persimmon Homes (Suffolk) Ltd		

#### Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

#### Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

#### CONTACT CASE OFFICER:

Penny Mills

Email: penny.mills@westsuffolk.gov.uk

Telephone: 01284 757367

## Background:

**This application was considered by the Development Control Committee in June 2018 due to an objection from the Town Council in the context of an Officer recommendation for APPROVAL.**

**The application was deferred at the June Committee meeting due to concerns with the garages, in particular the internal dimensions, which fall below the minimum width allowed in the Suffolk Guidance for Parking.**

**This report should be read in conjunction with the June Committee Report, which is attached as Working Paper 1.**

## Proposal:

1. The application seeks a minor material amendment to the development approved under application DC/16/2386/RM, through a variation of condition 1, which listed the approved plans.
2. During the course of the application, amended plans have been received which removed the proposed garages from the plots along Ann Suckling Road. The application now proposes 24 garages providing parking for 28 cars. 4 double garages are proposed and 20 single garages.
3. Following the June Development Control Committee meeting, amended plans for the garages have been submitted. The garages now have an internal width of 3000mm at the narrowest point between the brick piers and 3225mm for the remainder of the width. The width between the door frame is 2428mm and the internal length is 6000mm.
4. The majority of the garages are provided in addition to the approved parking spaces. However, five of the garages (on Plots 3, 4, 40, 80 and 101) would be constructed on approved parking spaces. For these plots a hard standing area will be provided upon which a 6 x 4 ft shed will be erected to provide additional outdoor storage. A breakdown of the proposed garages is set out below:

Plot no.	Additional parking space (over and above approved provision)	Garage built on existing parking space (shed will be provided on hard standing)
1	X	
2	X	
3		X
4		X
40		X
44	X	
47	X	
48	X	
53	X	
54	X	
57	X	
75	X	
80		X
86	X	

87	X	
88	X	
97	X	
101		X
119	X	
139	X	
163	X	
168	X	
195	X	
183	X	
184	X	
185	X	
186	X	
187	X	

**Application Supporting Material:**

5. The application is supported by the planning application forms and the following drawings:-

- PH-125-01 - Site location plan
- 040/P/102 Layout (Sheet 1 of 2)
- 040/P/101 Layout (Sheet 2 of 2)
- 040/T/152 B - Garage elevations

**Site Details:**

6. The site details are set out in paragraphs 5 and 6 of Working Paper 1 attached.

**Relevant Planning History:**

7. The relevant planning history is set out in Working Paper 1, attached.

**Consultations:**

8. The consultation responses are set out in paragraphs 7 to 20 in Working Paper 1, attached.

**Representations:**

9. The representations are set out in paragraphs 21 to 24 in Working Paper 1, attached.

**Policy:**

10. The relevant policies are set out in paragraph 25 of Working Paper 1, attached.

**Officer Comment:**

11. Section 73 of the Town and Country Planning Act 1990 allows for applications to be made to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment to an approved development, where there is a relevant condition that lists the approved plans.

12. There is no statutory definition of a 'minor material amendment' but Planning Practice Guidance advises that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
13. In this case, the key considerations in determining whether the proposed amendment is acceptable are:
- Design and visual amenity
  - Highways and parking
  - Trees, landscape and ecology
14. Following the June Development Control Committee meeting and in response to the concerns raised by members, a number of suggestions were put to the applicant, including:
- If possible ensuring all garages are in addition to allocated spaces;
  - Providing internal dimensions that are in excess of minimum standards; and,
  - Provision of an electrical charge point within a portion of the garages with an electric supply to the charge point capable of providing a 7kW charge.
15. In terms of the above, the applicant has advised that the provision of the garages is in many cases being driven by specific requests from purchasers. On those plots where the garage would be on an allocated space, the applicant considered that to move these on to the garden area would have an adverse effect on the amenity of future occupants by reducing the amount of outdoor amenity space available to them.
16. The internal measurements are now slightly above the minimum standard in parts, although, when taking the measurement between the internal piers, which remain in this design, the width is at the minimum standard.
17. In terms of the installation of electric charging points, the applicant has advised that this is not something that can be provided as standard procedure but would be added if purchasers requested it.
18. The modest increase in the width of the garages to increase the internal dimensions to a minimum of 3000mm does not materially alter the impacts in respect of the design and visual amenity or trees, landscape and ecology. The comments set out in paragraphs 30-34 and 42-44 of the attached Working Report 1, therefore remain relevant to this amended proposal. The remaining area for consideration is highways and parking.

#### Highways and parking

19. The number and location of parking spaces has already been found to be acceptable by the local highway authority and has been approved in the reserved matters application for phase 1. There has been no change to the number of garages proposed since the June Committee meeting.
20. For the majority of the plots, the proposed garages are in addition to the spaces required by the Suffolk Guidance for Parking and as such their provision would have no impact on the parking previously secured. Indeed, they would provide the opportunity for an additional on plot parking space.
21. For five of the dwellings, the proposed garage would be located on one of the existing approved parking spaces.

22. The Suffolk Guidance for Parking allows for the use of garages to provide a required parking space for a dwelling within a development. The guidance stipulates that it can only be counted as a space if it has an internal dimension of 7.0m x 3.0m with a clear doorway a minimum of 2.4m wide or a reduced internal dimension of 6.0m x 3.0m in combination with the provision of additional fixed storage of a minimum size of 3msq.
23. The previous response from Suffolk County Council a Highway Authority, which raised no objection to the proposal, was premised on the understanding that the garages conformed to the guidance set out above. However, they were in fact below the minimum standard that is accepted as being able to count as a parking space.
24. However, the amended garages now conform to the relevant standard set out in the adopted guidance, which the Highways Officer has already agreed would be acceptable in this case. The internal dimensions and provision of the additional storage would be secured by condition.
25. The proposal is therefore in accordance with both the adopted guidance and the relevant Development Plan Policy in this respect.

### **Conclusion:**

26. The garages continue to be of a modest scale and traditional design, with the ridge running along the longest span of the building for the single garages and parallel with the highway they are associated with, for the double garages.
27. None of the garages would be close to the protected woodland or the central green space. The application is therefore considered to be acceptable in terms of the impacts on trees landscape and ecology as the impacts are no greater than the scheme already permitted.
28. The modest increase in the internal dimensions of the garages is such that they now meet the standards set out in the adopted Suffolk Parking Guidance.
29. The proposal is therefore in accordance with development plan policy and relevant adopted guidance. It is considered that it would not result in any adverse effects in terms of visual amenity and the character of the development, landscape trees and ecology, and highway safety and the provision of the required quantum of parking spaces. The application is therefore recommended for approval.
30. A successful application for planning permission under section 73 results in a fresh grant of planning permission. It is therefore necessary to ensure that this application is subject to the conditions listed on the original reserved matters application, so far as these are still relevant to the application.

### **Recommendation:**

31. It is recommended that planning permission be **APPROVED** subject to the following conditions:

## 1. Approved Plans and documents

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

Reference No	Plan Type	Date Received
PH-125-01	Location Plan	28.12.2016
PH-125-02 REV B	Masterplan	13.06.2017
040/P/102	Layout	23.05.2018
040/P/101	Layout	23.05.2018
040/T/152 REVB	Garage design	08.06.2018
PH-125-05 REV B	Materials Layout	13.06.2017
PH-125-06 REV B	Materials Layout	13.06.2017
PH-125-07 REV A	Storey Height Plan	03.05.2017
PH-125-08 REV B	Tenure plan	13.06.2017
PH-125-11 REV A	Floor Plans and Elevations	03.05.2017
PH-125-10 REV B	Floor Plans and Elevations	03.05.2017
PH-125-12 REV B	Floor Plans and Elevations House type A terrace	03.05.2017
PH-125-13 REV A	Floor Plans and Elevations Bungalow type B1-B2	03.05.2017
PH-125-14 REV A	Floor Plans and Elevations Bungalow type B2	03.05.2017
PH-125-15 REV A	Floor Plans and Elevations House type B	03.05.2017
PH-125-16 REV B	Floor Plans and Elevations House type C	03.05.2017
PH-125-17 REV A	Floor Plans and Elevations House type D semi detached	03.05.2017
PH-125-18 REV A	Floor Plans and Elevations House type D semi-detached 2 <sup>nd</sup> type	03.05.2017
PH-125-19 REV B	Floor Plans and Elevations House type F	03.05.2017
PH-125-20 REV B	Floor Plans and Elevations House type G corner	03.05.2017
PH-125-21 REV B	Floor Plans and Elevations House type G corner	03.05.2017
PH-125-22 REVA	Floor Plans and Elevations House type H	03.05.2017
PH-125-23 REV B	Floor Plans and Elevations House type J	03.05.2017
PH-125-24 REVB	Floor Plans and Elevations House type F	03.05.2017
PH-125-25 REV A	Floor Plans and Elevations House type L	03.05.2017
PH-125-26 REV A	Floor Plans and Elevations	03.05.2017



	House type M	
PH-125-27 REV A	Floor Plans and Elevations House type G	03.05.2017
PH-125-28 REV A	Floor Plans and Elevations House type L	03.05.2017
PH-125-29 REV A	Floor Plans and Elevations House type P	03.05.2017
PH-125-30 REV A	Apartment floor plans	03.05.2017
PH-125-31 REV A	Apartment elevations	03.05.2017
PH-125-32 REV A	Floor Plans and Elevations House type P	03.05.2017
PH-125-36	Floor Plans and Elevations House Type A	03.05.2017
PH-125-37	Floor Plans and Elevations House type A end terrace	03.05.2017
PH-125-38	Floor plans and Elevation House type K	03.05.2017
PH-125-39	Floor Plan and Elevation House type K	03.05.2017
PH-125-40	Floor Plan and Elevation House type K	03.05.2017
PH-125-41	Floor Plans and Elevations House type G	03.05.2017
PH-125-42 REVC	Proposed levels North	21.06.2017
PH-125-43 REV C	Proposed levels South	21.06.2017
PH-125-46	Highways Layout North	21.06.2017
PH-125-47	Highways Layout South	21.06.2017
1 REV E	Tree Protection	13.06.2017
2 REV D	Tree Protection	13.06.2017
3 REV E	Tree Protection	13.06.2017
4 REV E	Tree Protection	13.06.2017
JBA/16/152/01 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/02 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/03 REVC	Open Space Landscape details	19.06.2017
JBA/16.152.04 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/05 REV C	Open Space Landscape details	19.06.2017
JBA/16/152/06 REV C	Open Space Landscape details	19.06.2017
JPA/16/152/07 Rev C	Open Space 7	19.06.2017

- External Lighting Assessment submitted 5th June 2017
- Noise Survey and Acoustic Advice Report, 15th May 2017
- Landscape and Ecology Management Plan, SES, Dec 2016
- Arboricultural Statement
- Drainage Impact Assessment Report
- Ecological Due Diligence Report
- Ecological Scoping Survey
- Knotweed Surveys
- Phase 1a/b hazel dormouse response
- Phase 2 Ecological Surveys and Assessment
- Anglian Water Pre-Planning Assessment Report
- Design, Access and Compliance Statement
- Phase 1 and 2 Desk Study and Site Investigation Report
- Design Code

## **2. Phasing – Pre-commencement**

Prior to the commencement of development (excluding clearance, ground investigation, remediation, archaeological and ecology works) within Phase 1, details of phasing of development of Phase 1 shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include, but not limited to, the phased delivery of roads and footways, including the re-alignment of Haverhill Road and associated roundabout, and their connections to the surrounding highway network in relation to the phasing for the delivery of homes within Phase 1. Development shall be undertaken in accordance with the Phasing details agreed, unless a variation to the approved details is first agreed in writing with the Local Planning Authority.

Reason: To ensure the timely delivery of infrastructure necessary to serve this phase of development and the wider infrastructure connections, in the interests of highway safety and amenity.

## **3. Surface Water Drainage – Pre-commencement**

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved FRA and will include the following:-

- i) Dimensioned plans illustrating all aspects of the surface water drainage scheme (including an impermeable areas plan).
- ii) Modelling shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be restricted to  $Q_{bar}$  or 2l/s/ha for the critical storm duration.
- iii) Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100yr+CC rainfall event. Proposed open basins within POS will not exceed a max water depth of 0.5m during same event.
- iv) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- v) Topographic plans shall be submitted depicting all safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and

property are kept to a minimum.

vi) Proposals for water quality control – A SuDS management train with adequate treatment stages should be demonstrated which allows compliance with water quality objectives, especially if discharging to a watercourse. Interception Storage will be required within the open SuDS.

vii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

viii) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reasons:

This condition is required pre-commencement to: prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control); to ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices); to ensure the development does not cause increased pollution of the downstream watercourse; and, to ensure clear arrangements are in place for ongoing operation and maintenance.

#### **4. Surface Water Drainage management – Pre-above ground construction**

No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the proper management of the approved scheme to ensure it continues to function as it is intended for the lifetime of the development.

#### **5. Materials – Pre-above ground construction**

Notwithstanding the details previously submitted, no above ground construction of the dwellings hereby approved shall take place until details of the facing and roofing materials to be used in respect of each plot have been submitted to and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with policy DM2 and DM22 of the Joint Development Management Policies Document.

#### **6. Design Detailing – Pre-above ground construction**

Prior to any above ground construction taking place, details of the windows, door reveals, sills and headers and bargeboards for each plot shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed with the Local Planning Authority the details shall be in the form of elevations drawn to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2. The works shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with policy DM2 of the Joint Development Management Policies

Document.

### **7. Boundary Treatments – Pre-above ground construction**

No above ground construction shall take place until details of the siting, design, height and materials of boundary walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved walling and/or fencing shall be constructed or erected before the first occupation of the dwelling to which it relates is first occupied and thereafter retained in the form and manner installed.

Reason: To ensure the satisfactory development of the site.

### **8. Parking – Prior to occupation**

The space/spaces shown for the purpose of garaging and/or car parking shall be provided and available for the intended purpose prior to the first occupation of the dwelling to which it relates is first occupied.

For plots 3, 4, 40, 80 and 101 the additional hard standing area shown on the approved plans and associated 6 x 4 ft shed shall be provided prior to the first occupation of those dwellings.

Reason: To ensure compliance with adopted parking standards in the interests of road safety.

### **9. Retention of Parking Spaces and Garages**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the space shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose. No development shall be carried out in such a position as to preclude vehicular access to those car parking spaces

Reason: To ensure continued compliance with adopted parking standards in the interests of road safety.

### **10. Cycle storage – Prior to first occupation**

Secure, covered and accessible cycle storage shall be provided and available for use prior to the first occupation of the dwelling to which it relates is first occupied. The storage shall be provided in accordance with details previously submitted to and agreed in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site cycle storage to encourage and promote sustainable modes of transport.

### **11. Visibility Splays - internal access roads**

Before any access is first used, clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-

enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

### **12. Visibility Splays - junctions with main roads**

Before any access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 4.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

### **13. Bin Storage**

Appropriate areas shall be provided for storage of Refuse/Recycling bins shall be provided, in accordance with details submitted to and agreed in writing with the local planning authority, before the first occupation of any of the dwellings to which it relates is first occupied and thereafter retained in the form and manner installed.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

### **14. Estate Road Layout - details**

Prior to any above-ground construction, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

### **15. Estate Road layout implementation**

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

### **16. Crossing Points**

Prior to the commencement of development, details of two formal crossing points (to be either signals or zebra crossing) on main road running between the north and south parcels of development shall be submitted to and agreed in writing with the local planning authority. The crossing points shall be fully implemented in accordance

with the agreed details in accordance with a timetable agreed in writing with the local planning authority.

Reason: To afford safe access from North to South of the application site and vice versa, and to link residents to town facilities and employment by means of sustainable routes.

### **17. Noise Internal – prior to occupation**

Prior to occupation of the proposed dwellings, the noise mitigation measures, as stated within the Noise Survey and Acoustic Design Advice Report, Issue No. 2, prepared by the FES Group and dated the 15 May 2017, shall be implemented to ensure that the internal ambient noise levels within each dwelling, with windows closed, do not exceed an LAeq (16hrs) of 35 dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00 and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between the hours of 23:00 to 07:00, in accordance with the current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.

### **18. Noise External – Prior to occupation**

Prior to occupation of the proposed dwellings, the noise mitigation measures, as stated within the Noise Survey and Acoustic Design Advice Report, Issue No. 2, prepared by the FES Group and dated the 15 May 2017, shall be implemented to ensure that the noise level within the external amenity areas of each dwelling do not exceed an LAeq of 50 dB (A), in accordance with the current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.

### **19. Tree Protection - pre- commencement**

Notwithstanding the details previously submitted, no development shall commence until an updated Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

1. Measures for the protection of those trees and hedges on the application site that are to be retained,
2. Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
3. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction. Noting the need for these details to be agreed before works of construction start it is considered that this condition needs to be a pre-commencement condition.

### **Soft Landscaping – Pre-above ground construction**

Notwithstanding the details previously submitted, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a final scheme of soft landscaping for the site drawn to a

scale of not less than 1:200, to include details of on plot planting and planting within the SUDS Basins. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development.

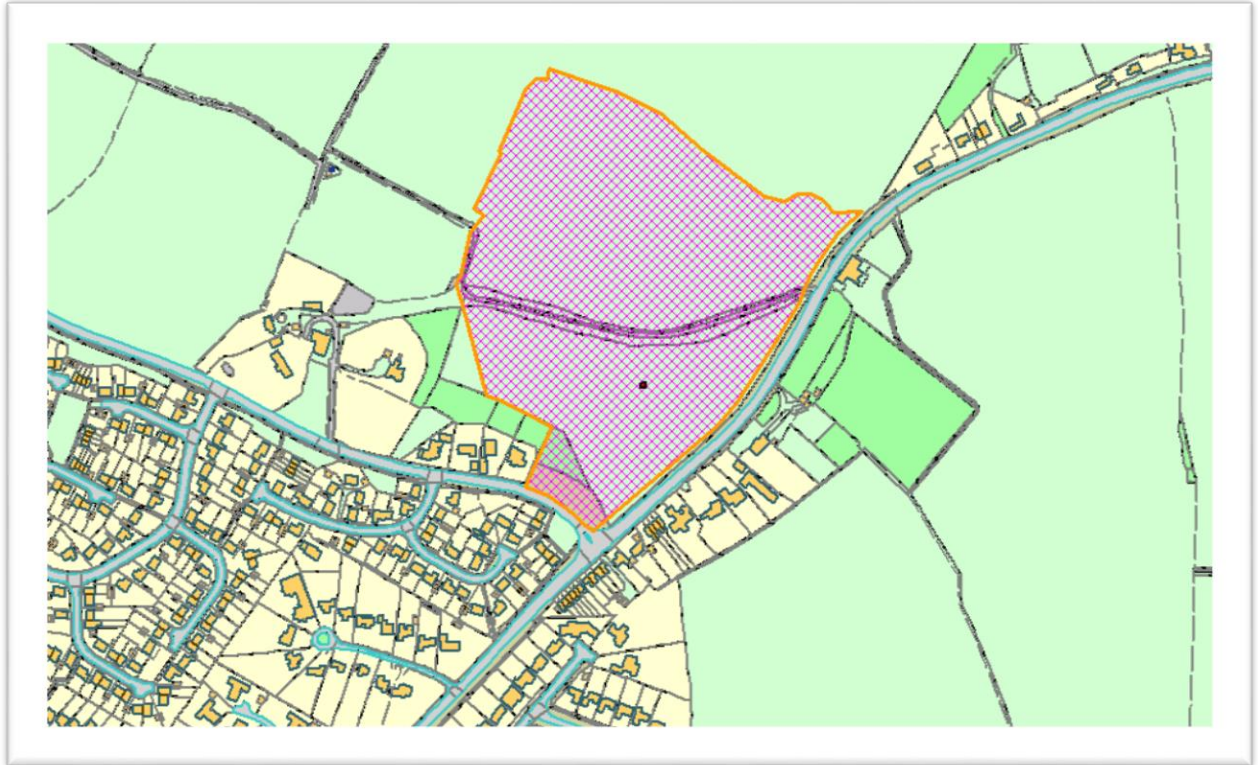
**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/0561/VAR](#)

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**DC/18/0561/VAR– Land North West of Haverhill, Anne Suckling Lane, Little Wratting**



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## Development Control Committee 7 June 2018

### **Planning Application DC/18/0561/VAR – Land North West of Haverhill, Anne Sucklings Lane, Little Wratting**

<b>Date Registered:</b>	10.04.2018	<b>Expiry Date:</b>	10.07.2018
<b>Case Officer:</b>	Penny Mills	<b>Recommendation:</b>	Seeking further information
<b>Parish:</b>	Haverhill	<b>Ward:</b>	Haverhill North
<b>Proposal:</b>	Planning Application - Variation of condition 1 of DC/16/2836/RM to enable drawing PH-125-03C to be replaced with 040/P/102 and PH-125-04C to be replaced with 040/P/101 and add plan 040/T/152A for the additional 24no. garages for the Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1		
<b>Site:</b>	Land North West Of Haverhill, Anne Sucklings Lane, Little Wratting		
<b>Applicant:</b>	Mr Stuart McAdam - Persimmon Homes (Suffolk) Ltd		

#### **Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

#### **Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

#### CONTACT CASE OFFICER:

Penny Mills

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**Background:**

**This application is referred to the Development Control Committee due to an objection from the Parish Council in the context of an Officer recommendation for APPROVAL.**

**Proposal:**

1. The application seeks a minor material amendment to the development approved under application DC/16/2386/RM, through a variation of Condition 1, which listed the approved plans.
2. During the course of the application, amended plans have been received which removed the proposed garages from the plots along Ann Suckling Road. The application now proposes 24 garages providing parking for 28 cars. 4 double garages are proposed and 20 single garages. The single garages are 6 x 3 metres in size and are of a simple pitched roof construction.
3. The majority of the garages are provided in addition to the approved parking. However, 5 of the garages (on Plots 3, 4, 40, 80 and 101) would be constructed on approved parking spaces. For these plots a hard standing area will be provided upon which a 6 x 4 ft shed will be erected to provide additional outdoor storage. A breakdown of the proposed garages is set out below:

Plot no.	Additional parking space (over and above approved provision)	Garage built on existing parking space (shed will be provided on hard standing)
1	X	
2	X	
3		X
4		X
40		X
44	X	
47	X	
48	X	
53	X	
54	X	
57	X	
75	X	
80		X
86	X	
87	X	
88	X	
97	X	
101		X
119	X	
139	X	
163	X	
168	X	
195	X	
183	X	
184	X	
185	X	
186	X	
187	X	



## Application Supporting Material:

4. The application is supported by the planning application forms and the following drawings:-
- PH-125-01 - Site location plan
  - 040/P/102 Layout (Sheet 1 of 2)
  - 040/P/101 Layout (Sheet 2 of 2)
  - 040/T/152A - Garage elevations

## Site Details:

5. The application site comprises phase 1 of the wider North West Haverhill Strategic site, which has reserved matters consent. This phase of the development comprises 200 dwellings, split into three distinct parcels: a northern parcel of 120 dwellings with access from an internal spine road served from the approved relief road roundabout; a southern parcel of 75 dwellings with access from a new junction with Haverhill Road; and, a single row of five dwellings south of Boyton Wood fronting onto Ann Suckling Road.
6. The archaeological investigation has taken place for this phase and some site clearance has also taken place. During clearance works there was an unauthorised removal of the central hedgerows which ran along the local wildlife site in the middle of the site, and which was to form the backbone of the linear park in phase 1. Persimmon are working with the Local Planning Authority to carry out the necessary planting to reinstate this important feature and an enforcement investigation into the unauthorised removal is ongoing.

## Relevant Planning History:

Reference	Proposal	Status	Decision Date
DC/16/1152/ EIASCR	EIA Screening Opinion under Regulation 5 (1) of the Environmental Impact Assessment Regulations 2011 on the matter of whether or not the proposed development is an EIA development - Development of up to 190 homes	Not EIA	28.06.16
DC/16/2836/ RM	Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1	Approved	29.09.17

NMA(A)/09/1 283	Non-material amendment to SE/09/1283 - In respect of the full planning permission for the relief road, associated works and landscape buffer under SE/09/1283, amendment to condition A2 to solely allow details of the alignment of the relief road to be submitted to and approved by the Local Planning Authority in a series of defined phases.	Approved	04.01.18
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#### Discharge of Condition Applications

DCON(A)/09 /1283	Application to Discharge Condition A2 (Relief Road alignment) of SE/09/1283	Part Discharged	16.03.18
DCON(B)/09 /1283	Application to Discharge Conditions B11 (Highway Surface Water), B12 (Details of Road), B18 (Ground Levels), B22 (Foul Water) and B23 (Sustainable Urban Drainage) of SE/09/1283	Pending	
DCON(A)/16 /2836	Application to Discharge Conditions 3 (Surface Water Drainage) and 14 (Estate Road Layout) of DC/16/2836/RM	Pending	
DCON(C)/09 /1283	Discharge of conditions application for SE/09/1283 - Archaeology - Partial discharge part 1 - Conditions A8 and B20	Part Discharged	01.03.18
DCON(B)/16 /2836	Application to Discharge Conditions 2 (Phasing - Pre-commencement), 4 (Surface Water Drainage management), 5 (Materials), and 19 (Tree Protection) of DC/16/2836/RM	Pending	
DCON(D)/09 /1283	Application to Discharge Conditions A4 (Arboricultural Method Statement), A5 (Soft landscaping), A6 (Landscape and ecological management plan), A7 (Construction method statement), A9 (Ground levels, services and hard surfaces), B2 (Phasing plan), B4 (Landscape and ecological management plan), B21 (Construction Method Statement) and B25 (Contamination) of SE/09/1283	Part Discharged	20.03.18
DC/18/0781/ FUL	Planning Application - 1no. Substation in association with applications SE/09/1283 and DC/16/2836/RM	Pending	
SE/09/1283	1. Planning Application - (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning	Approved	27.03.15

Application - (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27th September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths.

## **Consultations:**

7. Highways England – No objection
8. SCC Highways - Made the following comments:
  - The supporting information states that the garage size of 6.0m X 3.0m falls short of the Suffolk Guidance for Parking (SGP), however if the internal dimension of the garage is 6.0m X 3.0m and additional storage is provided for cycles, then this is in accordance with the SGP as detailed on page 22.
  - The additional garages either replace or are in addition to the approved parking allocation and therefore are acceptable to us.
9. Design Out Crime Officer – comments summarised below (full comments available on the public planning file)
  - recommend that the applicant applies for ADQ and Secure by Design accreditation for Homes 2016
  - raised concerns with the layout, specifically in terms of: garages and curtilage parking areas that are significantly set back to the rear or side of the dwellings; the use of rear parking courtyards; long access paths; the position of cycle storage for the flats.
  - Recommend the use of access control for the flatted accommodation
  - Recommendation for some form of planting/ gating/bollards in order to prevent the opportunity for easy access to motorcycles/scramblers along the area or parking of unwanted or excess vehicles in grassed areas.
10. Ramblers – comments summarised below:

Previously expressed concerns (applications DC/16/2836/RM and DC/17/0048/FUL) that these applications show the only pedestrian link with the town centre, apart from via Little Wratting fp 3 on the opposite side of the A143, to be the roadside pavement, creating a feeling of isolation for the new occupiers of Phase 1. As the variations do not include a resolution to this situation, perhaps in the form of a temporary footpath link with the Railway Walk, I have nothing to add.
11. Environment Agency – comments summarised below:
  - It will be necessary for you to consult your Lead Local Flood Authority (LLFA), in respect of its statutory consultee role on planning, specifically sustainable surface water drainage.
  - infiltration drainage, including soakaways, will only be acceptable where it has been demonstrated by the applicant that the land is uncontaminated.

- Whilst the Agency has no objection in principle to the proposed development we wish to offer the following recommendations and informatives.
- The prior approval of the LLFA should be sought.

12.Lead Local Flood Authority – Comments summarised below:

- No objections, however please make sure that any additional impervious surfaces are equated into the SuDS design for Phase 1.
- SCC will expect to see an updated impermeable areas plan as part of drainage/SuDS submission

13.Environment Team – No comments

14.Sport England - No comments but general advice provided.

15.Public Health and Housing – No comments

16.Environment Team – No comments

17.Strategic Housing – No comments

18.Minerals and Waste - No comments

19.Natural England - No comments

20.NATS - No safeguarding objection

### **Representations:**

21.Haverhill Town Council – Object. Comments below:

“The Council is concerned that this late inclusion of garages will detract from the openness of the development by infilling. In addition, particularly as the garages do not meet SCC parking standards, the garages are likely to be used for storage rather than car parking. We don’t see quite what is trying to be achieved by this proposal. If additional car parking spaces are required, which is likely, then open spaces are more likely to be used for parking. Otherwise, this is amenity space which is of equal value and should not be sacrificed.

We don’t accept the argument that failure to do this now will result in piecemeal development of garages later. It would never achieve the scale of building proposed now and each application would be subject to planning scrutiny.

The plans provided are incorrect as they show hedgerows which have been grubbed out. The Council is extremely disappointed and upset that Persimmon caused/allowed this to happen.”

22.Uttlesford District Council - No comments

23.Braintree District Council – No comments

24.Public representations: 106 nearby addresses notified and site notice posted. Comments received from 1 addresses objecting to the application. The points raised are summarised below (full comments are available on the public planning file using the link at the end of this report):

- Boyton Wood is supposed to be retained, but the wood has already been cut back between 1 and 2 meters on the south side. The proposed garage and shed on plot 200 will intrude into the wood again resulting in further removal of trees and damage to surrounding trees.
- The replacement plan submitted introduces additional parking spaces for plot 137 and 138. While the plan is not sufficiently detailed to determine the exact location of those parking spaces, it indicates that the second space for 137 extends outside of the land under control of the developers, into the property of the Boyton Woods houses.
- The red outline of the development is not drawn correctly on the submitted plans, giving the impression that the available space is larger than what is really available.

### **Policy:**

25. The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

#### Joint Development Management Policies Document 2015

- DM1 Presumption in Favour of Sustainable Development
- DM2 Creating Places Development Principles and Local Distinctiveness
- DM46 Parking Standards

#### Haverhill Vision 2031

- Vision Policy HV2 - Housing Development within Haverhill
- Vision Policy HV3 - Strategic Site - North-West Haverhill

#### St Edmundsbury Core Strategy 2010

- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS7 - Sustainable Transport

### **Other Planning Policy:**

26. National Planning Policy Framework (2012)

### **Officer Comment:**

27. Section 73 of the Town and Country Planning Act 1990 allows for applications to be made to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment to an approved development, where there is a relevant condition that lists the approved plans.

28. There is no statutory definition of a 'minor material amendment' but Planning Practice Guidance advises that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

29. In this case, the key considerations in determining whether the proposed amendment is acceptable are:

- Design and visual amenity
- Highways and parking

- Trees, landscape and ecology

### Design and visual amenity

30. The application falls within the character area described as Wrattling Gardens in the approved North West Haverhill Design Code. The Code states that the area will take a traditional approach to layout design, architecture and boundary treatments. It states that designs here should take references from the traditional details and finishes found in Haverhill and the boundary treatments should be more rural in character including open frontages, low timber fencing and hedges.
31. In the reserved matters application, a number of revisions were made to the design and layout and the final layout sought to provide a range of design solutions for parking. The current amendment does not seek to alter the layout as approved, but proposes a number of garages. In all cases these would be set back from the building line reducing their visual prominence.
32. The most prominent of the proposed garages are those serving the properties on the northern side of the east/west spine road. A key feature of this streetscene was the creation of deeper front gardens with on-plot parking between the dwellings to enable the provision of additional street trees to compliment the central open space to the south. The introduction of garages behind the parking spaces would not alter the fundamental character here. Indeed, provided that they are used in combination with a suitable high quality boundary treatment in those locations where a single garage is proposed between the pairs of dwellings, they will help to create a strong built frontage on the main approach into the development.
33. The garages are of a modest scale and traditional design, with the ridge running along the longest span of the building for the single garages and parallel with the highway they are associated with, for the double garages.
34. On balance it is considered that the amendment would not adversely affect the character and quality of the approved scheme such that it would no longer be in accordance with Development Plan Policies and is therefore considered to be acceptable in this regard.

### Highways and parking

35. The number and location of parking spaces has already been found to be acceptable by the local highway authority and has been approved in the reserved matters application for phase 1.
36. The Suffolk Guidance for Parking allows for the use of garages in providing the required parking within a development. However, it also recognises that garages are often used for other purposes, such as general storage. It acknowledges that storage space is important, particularly as many properties do not have much storage space within the dwelling itself. Therefore, it states that garages, and the door aperture, need to be large enough to accommodate a modern, family sized car and some storage.
37. For the majority of the plots, the proposed garages are in addition to the spaces required by the Suffolk Guidance for Parking and as such their

provision would have no impact on the parking previously secured. Indeed, for those dwellings there would be the opportunity for an additional on plot parking space.

38. For five of the dwellings, the proposed garage would be located on one of the existing approved parking spaces.
39. The Parking Guidance states that garages measuring 7.0m x 3.0m are considered large enough for the average sized family car and cycles, as well as some storage space, and will be considered a parking space. However, it also goes on to state that reduced minimum internal garage dimensions of 6.0m x 3.0m (internal dimension) will be deemed to count as a parking space provided that additional fixed enclosed storage of minimum size 3m<sup>2</sup> is provided.
40. The proposed garages measure 6m x 3m and therefore the application seeks to provide additional external storage for those plots where the garages would be located on existing parking spaces, ensuring compliance with the Parking Guidance.
41. Provided that this is secured the local highway authority have no objection to the amendment and the development would continue to be in accordance with the relevant development plan policy.

#### Trees, landscape and ecology

42. The application initially sought to include the provision of garages serving the plots fronting Ann Sucking Road. These garages would be set back from the dwellings and the parking spaces between them and would therefore be closer to the edge of Boyton Wood.
43. The reserved matters application showed all of the woodland area to the north of these dwellings as being retained, including those areas outside the Area Tree Preservation Order which covers much of Boyton Wood. There has been some unauthorised removal of trees and as such the Local Planning Authority is in the process of agreeing replanting details for this part of the site. The Local Planning Authority would not want to prejudice this reinstatement through the construction additional buildings, before the planting detail has been finalised. These garages have therefore been removed from the current application.
44. The amended application proposes no additional buildings close to the protected woodland or the central green space. The application is therefore considered to be acceptable in terms of the impacts on trees landscape and ecology as the impacts are no greater than the scheme already permitted.

#### Other matters

45. Comments have been made by the Design Out Crime Officer regarding the more general layout and parking arrangements for the development. It is not within the remit of this application to reappraise the approved layout. However, the points raised regarding secure by design principles will be forwarded to the applicant for their information and as the scheme progresses as there may be elements that can be incorporated in the construction phase.

## Conclusion:

46. In conclusion, the addition of proposed garages to the approved scheme is considered capable of being a minor material amendment. Given the number of garages proposed, their location with the development, their modest scale and simple design, it is considered that they would result in no adverse effects in terms of visual amenity and the character of the development, highway safety and the provision of the required quantum of parking spaces and landscape trees and ecology. The application is therefore recommended for approval.

47. A successful application for planning permission under section 73 results in a fresh grant of planning permission. It is therefore necessary to ensure that this application is subject to the conditions listed on the original reserved matters application, so far as these are still relevant to the application.

## Recommendation:

48. It is recommended that planning permission be **APPROVED** subject to the following conditions:

### 1. Approved Plans and documents

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

Reference No	Plan Type	Date Received
PH-125-01	Location Plan	28.12.2016
PH-125-02 REV B	Masterplan	13.06.2017
040/P/102	Layout	23.05.2018
040/P/101	Layout	23.05.2018
040/T/152A	Garage design	26.03.2018
PH-125-05 REV B	Materials Layout	13.06.2017
PH-125-06 REV B	Materials Layout	13.06.2017
PH-125-07 REV A	Storey Height Plan	03.05.2017
PH-125-08 REV B	Tenure plan	13.06.2017
PH-125-11 REV A	Floor Plans and Elevations	03.05.2017
PH-125-10 REV B	Floor Plans and Elevations	03.05.2017
PH-125-12 REV B	Floor Plans and Elevations House type A terrace	03.05.2017
PH-125-13 REV A	Floor Plans and Elevations Bungalow type B1-B2	03.05.2017
PH-125-14 REV A	Floor Plans and Elevations Bungalow type B2	03.05.2017
PH-125-15 REV A	Floor Plans and Elevations House type B	03.05.2017
PH-125-16 REV B	Floor Plans and Elevations House type C	03.05.2017



PH-125-17 REV A	Floor Plans and Elevations House type D semi detached	03.05.2017
PH-125-18 REV A	Floor Plans and Elevations House type D semi-detached 2 <sup>nd</sup> type	03.05.2017
PH-125-19 REV B	Floor Plans and Elevations House type F	03.05.2017
PH-125-20 REV B	Floor Plans and Elevations House type G corner	03.05.2017
PH-125-21 REV B	Floor Plans and Elevations House type G corner	03.05.2017
PH-125-22 REVA	Floor Plans and Elevations House type H	03.05.2017
PH-125-23 REV B	Floor Plans and Elevations House type J	03.05.2017
PH-125-24 REVB	Floor Plans and Elevations House type F	03.05.2017
PH-125-25 REV A	Floor Plans and Elevations House type L	03.05.2017
PH-125-26 REV A	Floor Plans and Elevations House type M	03.05.2017
PH-125-27 REV A	Floor Plans and Elevations House type G	03.05.2017
PH-125-28 REV A	Floor Plans and Elevations House type L	03.05.2017
PH-125-29 REV A	Floor Plans and Elevations House type P	03.05.2017
PH-125-30 REV A	Apartment floor plans	03.05.2017
PH-125-31 REV A	Apartment elevations	03.05.2017
PH-125-32 REV A	Floor Plans and Elevations House type P	03.05.2017
PH-125-36	Floor Plans and Elevations House Type A	03.05.2017
PH-125-37	Floor Plans and Elevations House type A end terrace	03.05.2017
PH-125-38	Floor plans and Elevation House type K	03.05.2017
PH-125-39	Floor Plan and Elevation House type K	03.05.2017
PH-125-40	Floor Plan and Elevation House type K	03.05.2017
PH-125-41	Floor Plans and Elevations House type G	03.05.2017
PH-125-42 REVC	Proposed levels North	21.06.2017
PH-125-43 REV C	Proposed levels South	21.06.2017
PH-125-46	Highways Layout North	21.06.2017
PH-125-47	Highways Layout South	21.06.2017
1 REV E	Tree Protection	13.06.2017
2 REV D	Tree Protection	13.06.2017
3 REV E	Tree Protection	13.06.2017
4 REV E	Tree Protection	13.06.2017
JBA/16/152/01 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/02 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/03 REVC	Open Space Landscape details	19.06.2017

JBA/16.152.04 REVC	Open Space Landscape details	19.06.2017
JBA/16/152/05 REV C	Open Space Landscape details	19.06.2017
JBA/16/152/06 REV C	Open Space Landscape details	19.06.2017
JPA/16/152/07 Rev C	Open Space 7	19.06.2017

- External Lighting Assessment submitted 5th June 2017
- Noise Survey and Acoustic Advice Report, 15th May 2017
- Landscape and Ecology Management Plan, SES, Dec 2016
- Arboricultural Statement
- Drainage Impact Assessment Report
- Ecological Due Diligence Report
- Ecological Scoping Survey
- Knotweed Surveys
- Phase 1a/b hazel dormouse response
- Phase 2 Ecological Surveys and Assessment
- Anglian Water Pre-Planning Assessment Report
- Design, Access and Compliance Statement
- Phase 1 and 2 Desk Study and Site Investigation Report
- Design Code

## **2. Phasing – Pre-commencement**

Prior to the commencement of development (excluding clearance, ground investigation, remediation, archaeological and ecology works) within Phase 1, details of phasing of development of Phase 1 shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include, but not limited to, the phased delivery of roads and footways, including the re-alignment of Haverhill Road and associated roundabout, and their connections to the surrounding highway network in relation to the phasing for the delivery of homes within Phase 1. Development shall be undertaken in accordance with the Phasing details agreed, unless a variation to the approved details is first agreed in writing with the Local Planning Authority.

Reason: To ensure the timely delivery of infrastructure necessary to serve this phase of development and the wider infrastructure connections, in the interests of highway safety and amenity.

## **3. Surface Water Drainage – Pre-commencement**

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved FRA and will include the following:-

- i) Dimensioned plans illustrating all aspects of the surface water drainage scheme (including an impermeable areas plan).
- ii) Modelling shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be

restricted to Qbar or 2l/s/ha for the critical storm duration.

- iii) Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100yr+CC rainfall event. Proposed open basins within POS will not exceed a max water depth of 0.5m during same event.
- iv) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- v) Topographic plans shall be submitted depicting all safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- vi) Proposals for water quality control – A SuDS management train with adequate treatment stages should be demonstrated which allows compliance with water quality objectives, especially if discharging to a watercourse. Interception Storage will be required within the open SuDS.
- vii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- viii) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reasons:

This condition is required pre-commencement to: prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control); to ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices); to ensure the development does not cause increased pollution of the downstream watercourse; and, to ensure clear arrangements are in place for ongoing operation and maintenance.

#### **4. Surface Water Drainage management – Pre-above ground construction**

No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the proper management of the approved scheme to ensure it continues to function as it is intended for the lifetime of the development.

#### **5. Materials – Pre-above ground construction**

Notwithstanding the details previously submitted, no above ground construction of the dwellings hereby approved shall take place until details of the facing and roofing materials to be used in respect of each plot have been submitted to and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with policy DM2 and DM22 of the Joint Development Management Policies Document.

## **6. Design Detailing – Pre-above ground construction**

Prior to any above ground construction taking place, details of the windows, door reveals, sills and headers and bargeboards for each plot shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed with the Local Planning Authority the details shall be in the form of elevations drawn to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2. The works shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with policy DM2 of the Joint Development Management Policies Document.

## **7. Boundary Treatments – Pre-above ground construction**

No above ground construction shall take place until details of the siting, design, height and materials of boundary walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved walling and/or fencing shall be constructed or erected before the first occupation of the dwelling to which it relates is first occupied and thereafter retained in the form and manner installed.

Reason: To ensure the satisfactory development of the site.

## **8. Parking – Prior to occupation**

The space/spaces shown for the purpose of garaging and/or car parking shall be provided and available for the intended purpose prior to the first occupation of the dwelling to which it relates is first occupied.

For plots 3, 4, 40, 80 and 101 the additional hard standing area shown on the approved plans and associated 6 x 4 ft shed shall be provided prior to the first occupation of those dwellings.

Reason: To ensure compliance with adopted parking standards in the interests of road safety.

## **9. Retention of Parking Spaces and Garages**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the space shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose. No development shall be carried out in such a position as to preclude vehicular access to those car parking spaces

Reason: To ensure continued compliance with adopted parking standards in the interests of road safety.

## **10. Cycle storage – Prior to first occupation**

Secure, covered and accessible cycle storage shall be provided and available for use prior to the first occupation of the dwelling to which it relates is first occupied. The storage shall be provided in accordance with details previously submitted to and agreed in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site cycle storage to encourage and promote sustainable modes of transport.

## **11. Visibility Splays - internal access roads**

Before any access is first used, clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

## **12. Visibility Splays - junctions with main roads**

Before any access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 4.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

## **13. Bin Storage**

Appropriate areas shall be provided for storage of Refuse/Recycling bins shall be provided, in accordance with details submitted to and agreed in writing with the local planning authority, before the first occupation of any of the dwellings to which it relates is first occupied and thereafter retained in the form and manner installed.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

#### **14. Estate Road Layout – details**

Prior to any above-ground construction, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

#### **15. Estate Road layout implementation**

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

#### **16. Crossing Points**

Prior to the commencement of development, details of two formal crossing points (to be either signals or zebra crossing) on main road running between the north and south parcels of development shall be submitted to and agreed in writing with the local planning authority. The crossing points shall be fully implemented in accordance with the agreed details in accordance with a timetable agreed in writing with the local planning authority.

Reason: To afford safe access from North to South of the application site and vice versa, and to link residents to town facilities and employment by means of sustainable routes.

#### **17. Noise Internal – prior to occupation**

Prior to occupation of the proposed dwellings, the noise mitigation measures, as stated within the Noise Survey and Acoustic Design Advice Report, Issue No. 2, prepared by the FES Group and dated the 15 May 2017, shall be implemented to ensure that the internal ambient noise levels within each dwelling, with windows closed, do not exceed an LAeq (16hrs) of 35 dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00 and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between the hours of 23:00 to 07:00, in accordance with the current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.

#### **18. Noise External – Prior to occupation**

Prior to occupation of the proposed dwellings, the noise mitigation measures, as stated within the Noise Survey and Acoustic Design Advice Report, Issue No. 2, prepared by the FES Group and dated the 15 May 2017, shall be implemented to ensure that the noise level within the external amenity areas of each dwelling do not exceed an LAeq of 50 dB (A), in accordance with the current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.

## **19. Tree Protection - pre- commencement**

Notwithstanding the details previously submitted, no development shall commence until an updated Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

1. Measures for the protection of those trees and hedges on the application site that are to be retained,
2. Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
3. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction. Noting the need for these details to be agreed before works of construction start it is considered that this condition needs to be a pre-commencement condition.

### **Soft Landscaping – Pre-above ground construction**

Notwithstanding the details previously submitted, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a final scheme of soft landscaping for the site drawn to a scale of not less than 1:200, to include details of on plot planting and planting within the SUDS Basins. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/0561/VAR](https://www.dorsetcouncil.gov.uk/DC/18/0561/VAR)

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**DEV/SE/18/027**

*St Edmundsbury*  
BOROUGH COUNCIL

## **Development Control Committee**

### **5 July 2018**

#### **Planning Application DC/18/0476/HH – 9 Darcy Close, Bury St Edmunds**

<b>Date</b>	13.03.2018	<b>Expiry Date:</b>	08.05.2018
<b>Registered:</b>		<b>EOT agreed:</b>	06.07.2018
<b>Case Officer:</b>	Debbie Cooper	<b>Recommendation:</b>	Approve
<b>Parish:</b>	Bury St Edmunds	<b>Ward:</b>	Moreton Hall
<b>Proposal:</b>	Householder Planning Application - First floor extensions to front and rear		
<b>Site:</b>	9 Darcy Close, Bury St Edmunds		
<b>Applicant:</b>	Mr & Mrs Wright		

**Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

**Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Debbie Cooper

Email: [deborah.cooper@westsuffolk.gov.uk](mailto:deborah.cooper@westsuffolk.gov.uk)

Telephone: 01638 719437

**Background:**

**This application is referred to the Development Control Committee as the applicant is employed by St Edmundsbury Borough Council.**

**A site visit is proposed to take place on Thursday 28 June 2018.**

**The Town Council raise no objection and the application is recommended for APPROVAL.**

**Proposal:**

1. Planning permission is sought for two first floor extensions, one to the front elevation and one to the rear, to create enlarged bedrooms and to enable an additional bathroom.
2. The proposed first floor front extension above the existing porch measures 1.3 metres in depth and 3.5 metres in width, with an eaves height to match the existing house and a ridge height of 6.8 metres.
3. The proposed first floor rear extension above the existing single storey extension measures 3 metres in depth and 5 metres in width, with the eaves and ridge heights set lower than the existing house at 4.6 metres and 7 metres respectively.
4. The application as originally submitted proposed a first floor rear extension with an eaves and ridge height to match the existing house. The application was subsequently amended to show an extension that has been narrowed by half a metre with both the eaves and ridge height lowered by half a metre along with the introduction of a hipped roof. This was in response to concerns by officers in relation to the effect upon the reasonable amenities of the neighbouring property.

**Application Supporting Material:**

5. Information submitted with the application as follows:
  - Location plan
  - Proposed block plan
  - Existing and proposed floorplans and elevations
  - Photographs of adjacent trees

**Site Details:**

6. The application site comprises of a two storey detached dwelling situated within the settlement boundary of Bury St Edmunds.
7. The dwelling is set back from the road with off-road parking and a garage. To the Northern boundary with numbers 4,6 and 8 Sutton Close is a close boarded fence, with mature trees in the garden of 8 Sutton Close beyond.

## Planning History:

Reference	Proposal	Status	Decision Date
E/97/1890/P	Planning Application - Erection of (i) single storey rear extension and (ii) front porch as amended by letter and plans received 11th July 1997 indicating revised scale	Application Granted	14.07.1997
E/85/1097/P	Erection of 84 No. dwellings and garages together with estate roads, footpaths and verges as amended by letter dated 26th February 1985 (ref. JRS/SCB/184) and accompanying plan TJ1 84/A Rev.1	Application Granted	15.03.1985
E/82/2587/P	Regulation 5 Outline Application - Phase I, Stage 2: Residential development, (including layout of roads and sewers, lay out of plots and associated Public Open Space)	Application Granted	11.10.1982
E/78/2370/P	ERECTION OF 175 DWELLINGS & CONSTRUCTION OF VEHICULAR & PED. ACCESS WITH EST. RD	Application Granted	06.10.1978
E/78/2054/P	RESIDENTIAL DEVELOPMENT OF 175 DWELLINGS	Application Refused	05.06.1978
E/74/2548/P	CONSTRUCTION OF ROADS, SEWERS, RESIDENTIAL DEVELOPMENT, PRIMARY SCHOOL ETC.	Application Granted	03.04.1975

## Consultations:

8. Tree Officer: The trees that will be impacted by the proposed extension are situated in the back garden of 8 Sutton Close. The Cherry tree and two Silver Birches have been subject to poor pruning practices, which has led to a significantly reduced amenity value and remaining longevity. The previous pruning appears to have been carried out due to the conflict caused by the close proximity of the trees in relation to the dwelling of 9 Darcy Close. Any further encroachment from new development would undoubtedly place these trees under further pressure for unsuitable management practices or removal.

## Representations:

9. Town Council: No objection (to the original or amended proposal)

10. Ward Members:

Cllr Warby – no objections

Cllr Beckwith – verbally expressed concerns about the impact of the proposal on 6 and 8 Sutton Close, in terms of an overbearing impact and loss of light.

11. Neighbours: objections received from three neighbouring properties, commenting on the application as originally submitted. These are summarised below:

- i. 7 Darcy Close – no objection to the proposal but concerned about driveway access and potential damage to their new driveway. (Officer Note: concerns regarding the possible blocking of and damage to the driveway are not ones that can be addressed through the planning process as these are civil matters to be agreed between the parties)
- ii. 8 Sutton Close – concerned that the rear extension is imposing and will alter the aspect currently enjoyed in their garden. The extension will be immediately vertical in close proximity to the boundary. Also concerned about the impact on their established trees and how the building works will be carried out without affecting their property. (Officer Note: issues of access for construction are civil matters to be agreed between the parties)
- iii. 6 Sutton Close – concerned that the proposal will have an unacceptably adverse impact on their amenity and the surrounding area by reason of overlooking, loss of privacy, overshadowing and a visually overbearing impact. Also concerned about access for works via the rear path between the two properties and potential damage to a recently installed fence. (Officer Note: concerns regarding access and fence damage are civil matters to be agreed between the parties)

12. Commenting on the amended plans, one letter of objection was received, summarised as:

- i. 8 Sutton Close – continue to strongly object as the proposed rear extension will have a considerable visual impact and will be overbearing, changing the scale and proportion of the rear of the property. It is overbearing in its design and size, is too close to the boundary and the adverse visual impact will remove all enjoyment currently experienced in the back garden. Also concerned about noise and disturbance during the construction process and how the works will be completed without accessing their land in any way.

13. **Policy**: The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness

- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Vision Policy BV1 - Presumption in Favour of Sustainable Development

**Other Planning Policy:**

14.National Planning Policy Framework (2012)

**Officer Comment:**

15.The issues to be considered in the determination of the application are:

- Principle of Development
- Design and Form
- Impact on Neighbours
- Impact on adjacent trees

16.Policy DM24 states that extensions and alterations shall respect the scale, character and design of the existing dwelling and the character and appearance of the immediate and surrounding area. It should not result in over-development of the dwelling curtilage or adversely affect the residential amenity of neighbouring dwellings.

17.In this case, the dwelling is positioned within a curtilage of a sufficient size such that the proposal does not represent overdevelopment of the plot.

18.The extensions constitute subservient additions to both the front and rear of the property and are considered to be respectful of the character, scale, design and appearance of the existing dwelling and the surrounding area. The proposed front extension is a modest addition with no adverse impacts on neighbouring amenity by virtue of loss of light, overbearing or overlooking.

19.The application as originally submitted proposed a first floor rear extension with an eaves and ridge height to match the existing house. The amendments to the application have resulted in both a lower eaves and ridge height, which along with the introduction of a hipped roof are considered to considerably reduce the visual prominence of the extension when viewed from neighbouring property along Sutton Close. Nonetheless, the fact remains that an extension of this scale, even amended, in this proximity to the site boundary, and noting the flank to rear relationship between the host dwelling and the neighbouring properties on Sutton Close, does have the potential to have some adverse effects upon amenity by reason of overbearing impact.

20.Concerns have been raised by neighbours in relation to the rear extension and its potential overbearing impact. The rear gardens of the properties to the North along Sutton Close are 12.5 metres in depth, with the width of No. 8's garden being 9.5 metres. The extent of the proposed rear extension along the boundary with No. 8 is 4.2 metres which represents less than 50% of the extent of the rear boundary. The remainder of the proposed extension

falls to the rear of No. 6, extending along approximately 30% of their boundary.

21. There are three mature trees along the boundary of the site and No. 8 Sutton Close, but located within the garden of 8 Sutton Close, and which provide a degree of screening particularly during the summer months. These trees overhang the application site and have been pruned back to the boundary as entitled under common law. It is acknowledged that such pruning is not ideal for the amenity and longevity of the trees, but it is considered that the situation will not change significantly as a result of a first floor addition. Furthermore, whilst these trees provide some degree of screening between the two properties there are not otherwise formally protected, nor are they considered worthy of such protection, and so the rights of the applicant to extend up to their boundary is respected notwithstanding the potential adverse effects upon the neighbouring trees.
22. The proposed rear extension has no windows on the side elevation, with one window facing Westwards towards their garden. Any views from this window would not alter the amenity relationship significantly beyond that of the existing first floor windows and therefore no overlooking impact arises.
23. Considering all this therefore leads to a balanced conclusion. The scale and proximity of the extension to the site boundary, plus the possibility that the works will lead to the eventual erosion or loss of the neighbouring trees, leads to a view that the extension as proposed will have some adverse impacts upon the neighbouring property by reason of its overbearing effects. However, given the separation distance, the proportions and siting of the rear extension and the extant tree screening, and notwithstanding the possibility that the extension will lead to the eventual loss of the neighbouring trees, it is considered that there will be no significant adverse impact on neighbouring amenity by reason of loss of light or by being overbearing that would be at such a level that a refusal could otherwise be justified.
24. The extensions are proposed to be constructed in a composite weatherboard finish in a 'sail cloth' (cream) colour with brown concrete tiles to match the existing house. This material finish is an appropriate one which will complement the existing. I note that the owners of No.8 Sutton Close have expressed that they do not wish to allow access onto their land for construction works, however this is a civil matter that the parties involved will need to resolve amongst themselves. If it were not possible to construct the extension using weatherboarding it may be possible to construct a brick built extension using an overhand method and it is considered that a matching brick finish would also be an acceptable one.

### **Conclusion:**

25. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **Recommendation:**

26. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

<b>Reference No:</b>	<b>Plan Type</b>	<b>Date Received</b>
7228 01	Ex Elevations & Floor Plans	13.03.2018
7228 03	Proposed Elevations & Floor Plans	17.05.2018

Reason: To define the scope and extent of this permission.

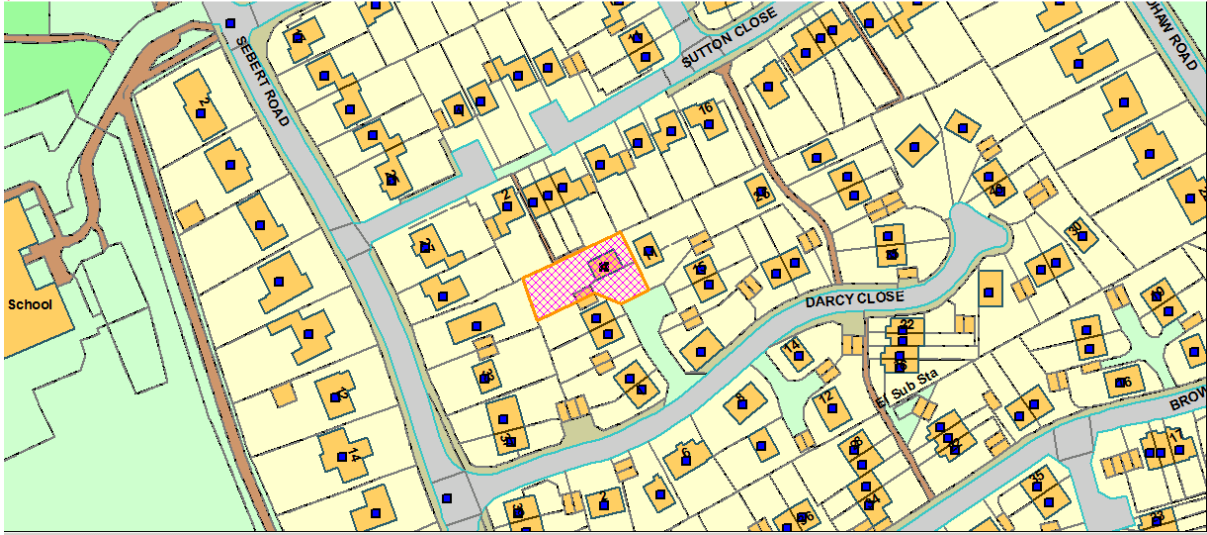
**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P5HGOIPDMQC00>

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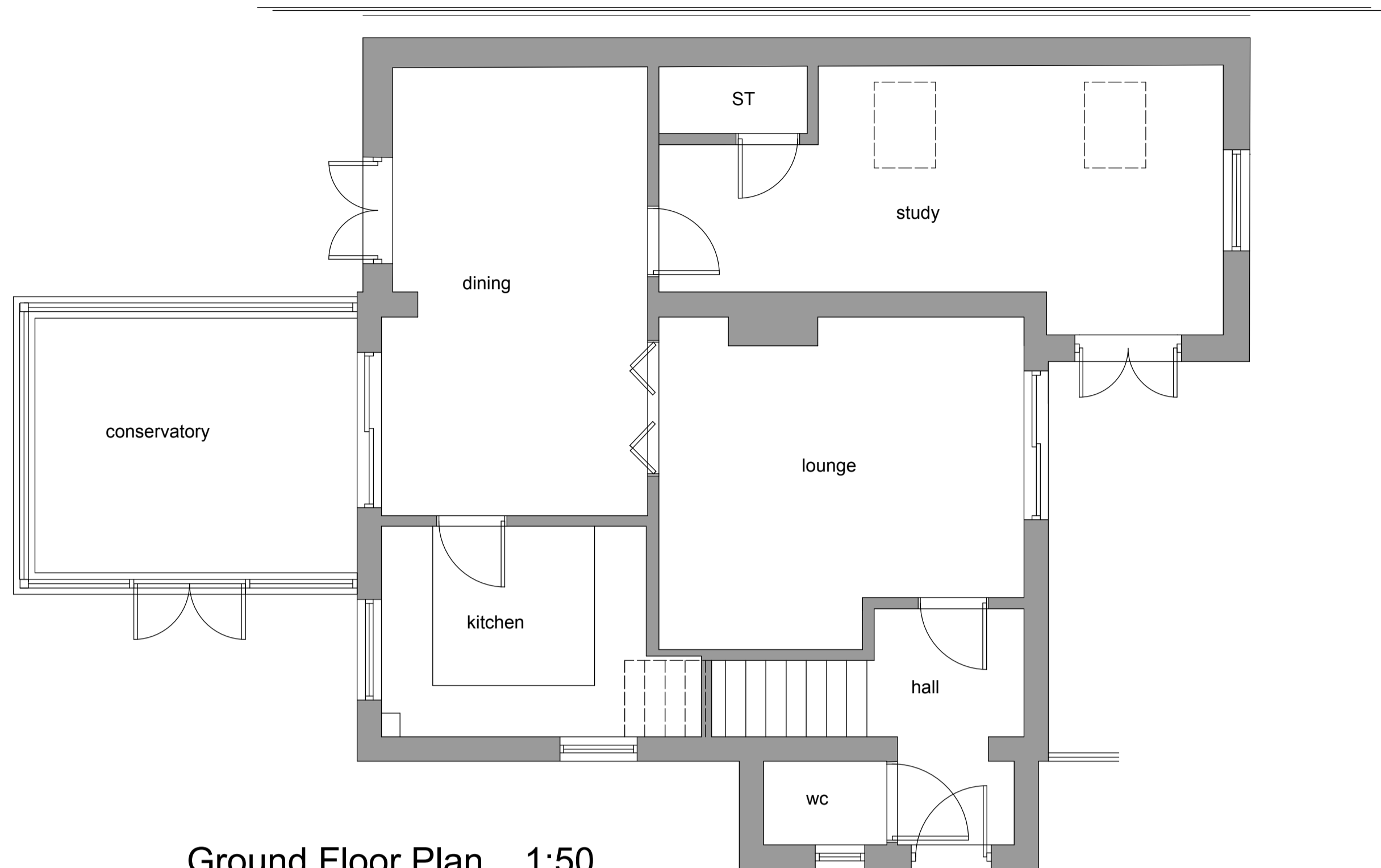


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**NOTE** DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
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REVISIONS				
Rev	Notes	By	Checked Date	



Ground Floor Plan. 1:50



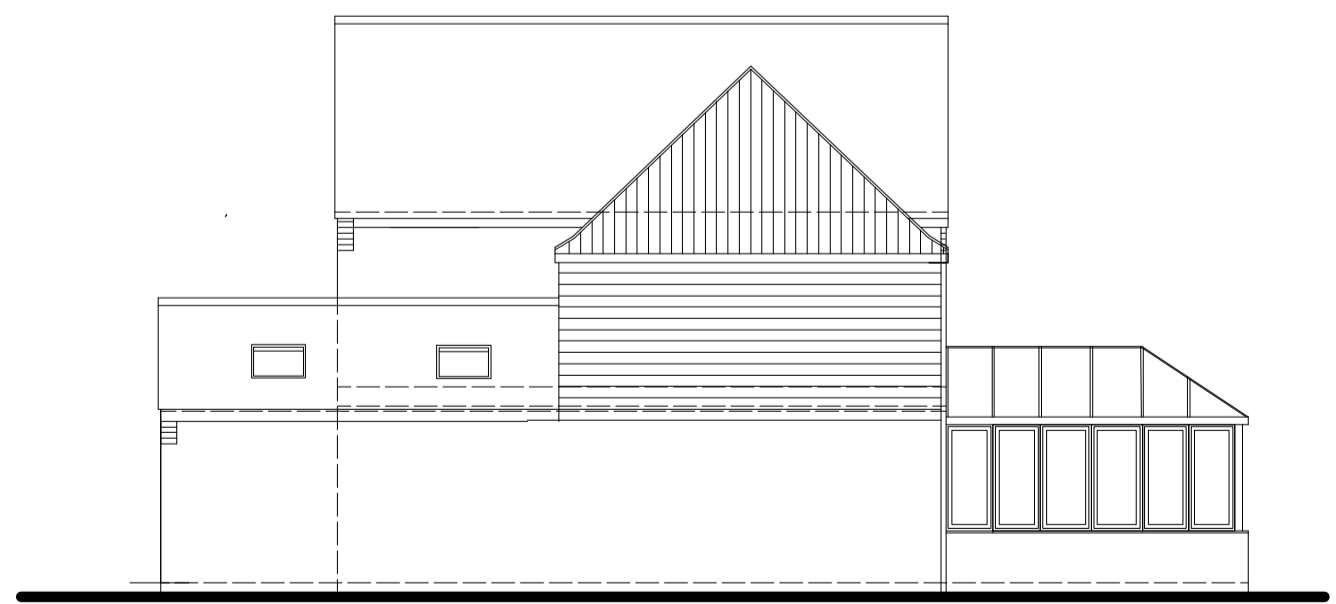
Front / South Elevation 1:100



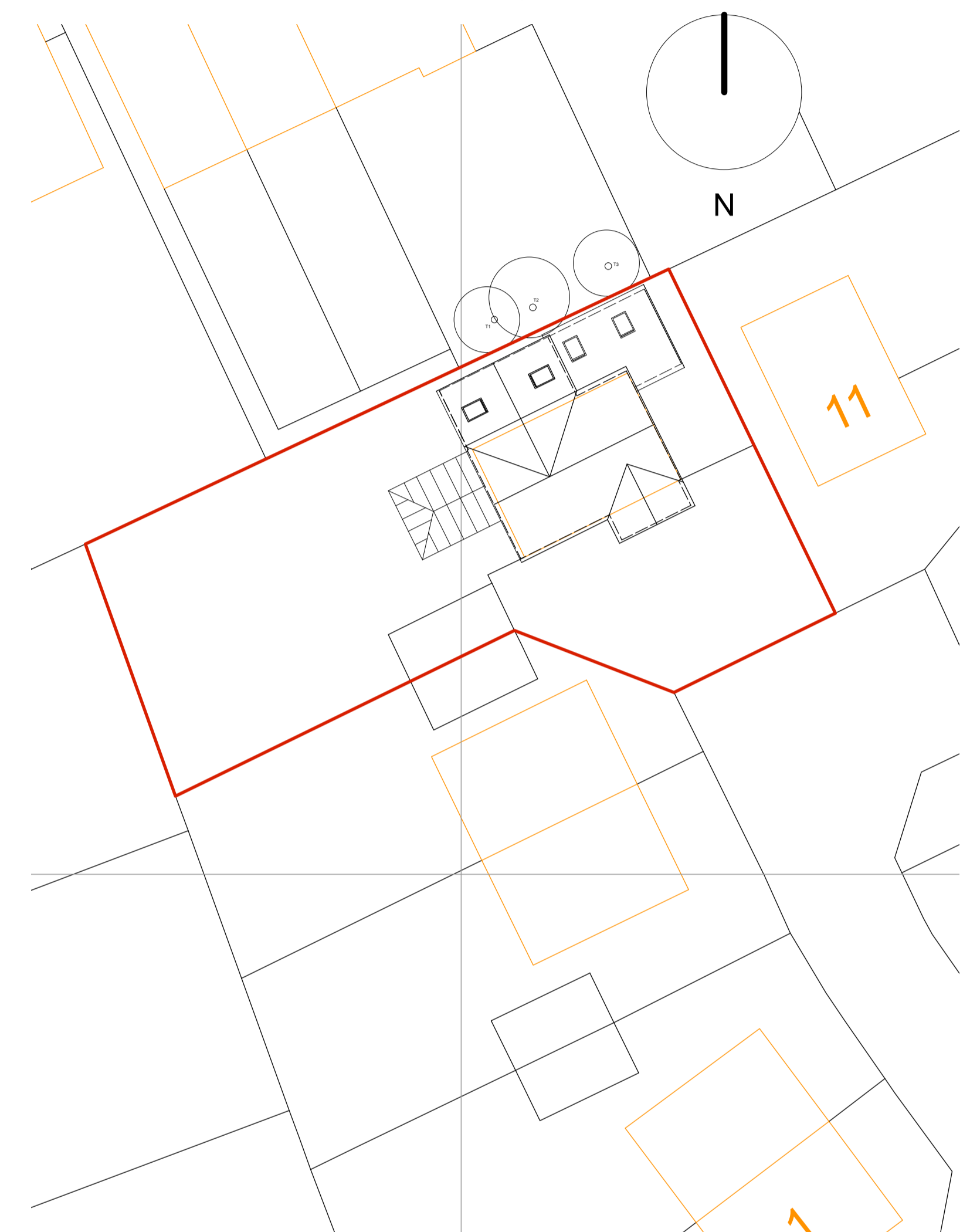
Garden / West Elevation 1:100



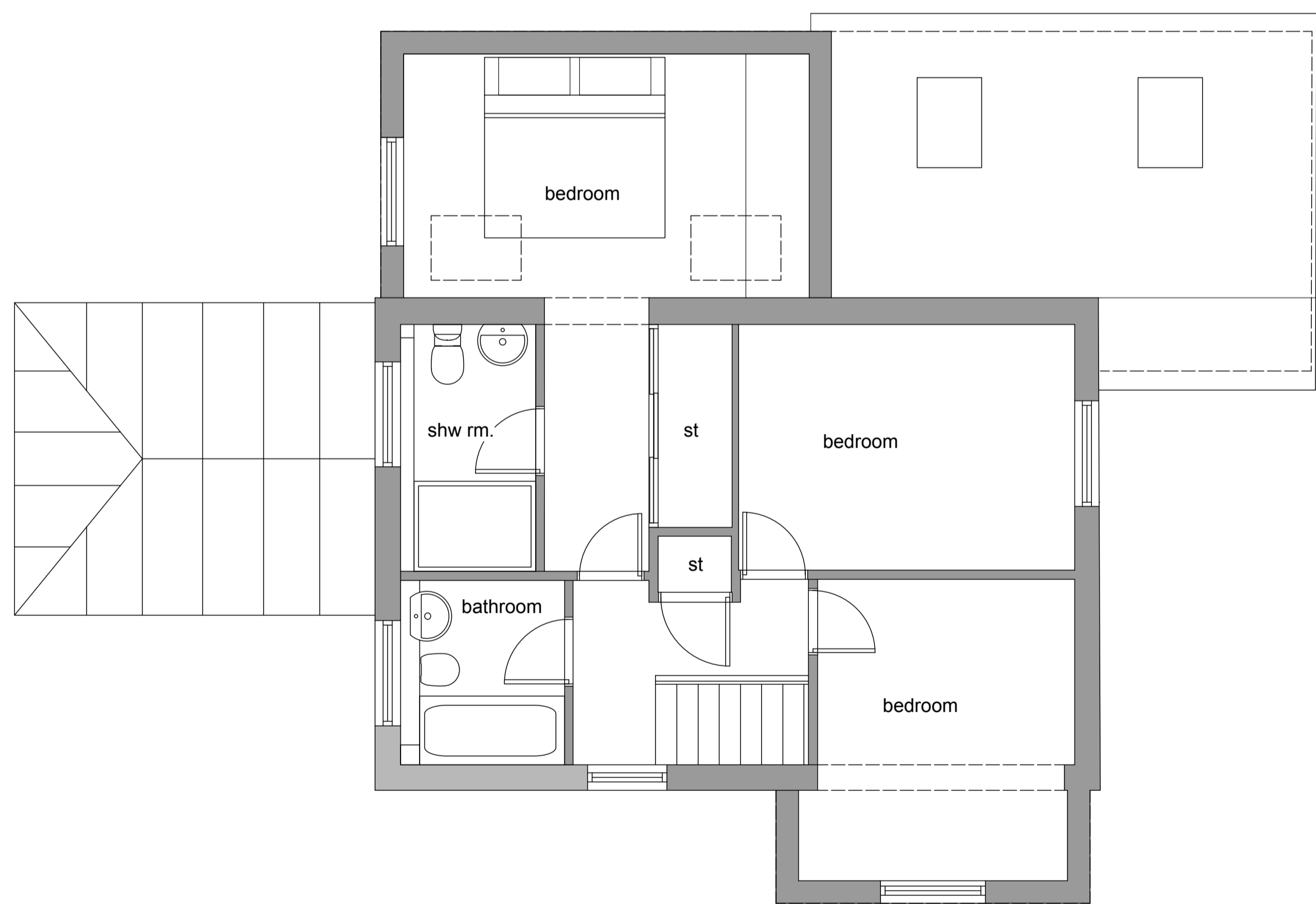
Side / East Elevation 1:100



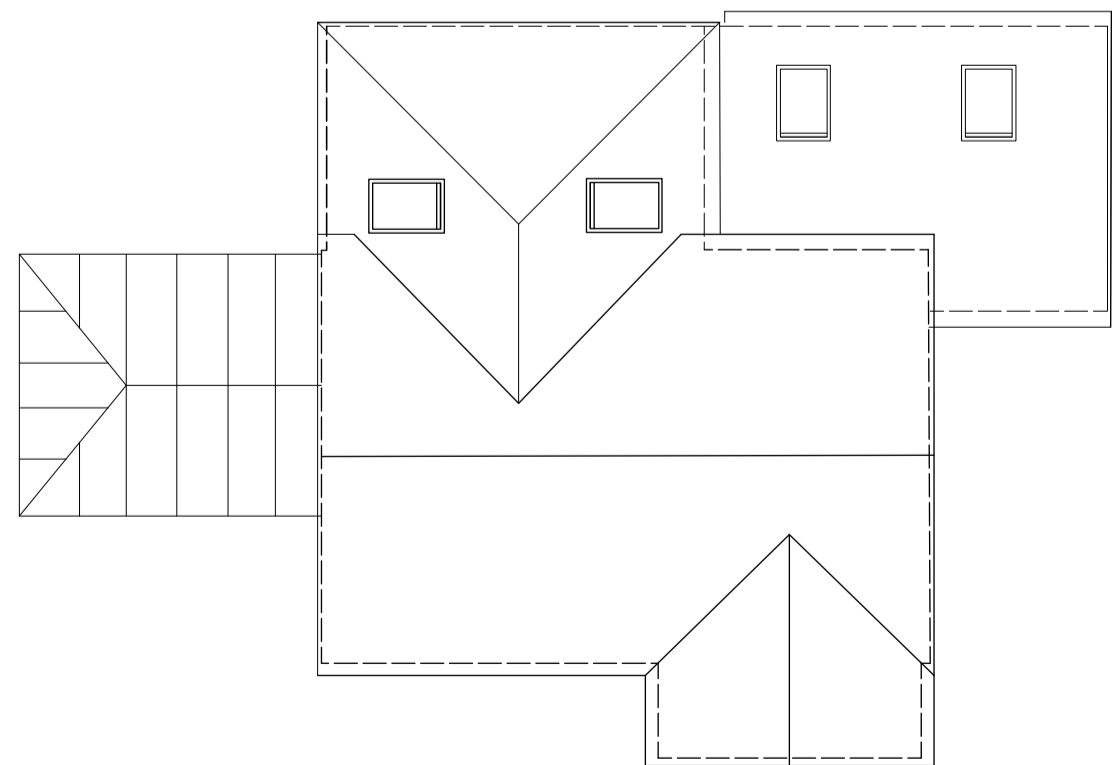
Rear / North Elevation 1:100



Site Plan. 1:200



First Floor Plan. 1:50



Roof Plan. 1:100

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client:  
**Mr & Mrs Wright**  
 project:  
**Proposed extensions,**  
 9 Darcy Close,  
 Bury St Edmunds, Suffolk.  
 drawing title:  
 Existing Plans and Elevations.

project no:	dwg no:	rev:	drawn:	scale:	date:
7228	03	lt	As st	05/18	
drawing status: <b>planning</b>					

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