



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

5 November 2015

Planning Application DC/15/1901/HH

77 Queen's Road, Bury St Edmunds

Date: 8 October 2015 **Expiry Date:** 3 December 2015

Registered:

Case Officer: Jonny Rankin **Recommendation:** Approve

Parish: Bury St. Edmunds Town **Ward:** Risbygate

Proposal: House Holder Planning Application - (i) Single storey rear extension to existing building; and (ii) replacement of front path and new gate

Site: 77 Queens Road, Bury St Edmunds IP33 3EW

Applicant: Mr Andrew Mills

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:

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Background:

This application is referred to the Committee because it is made by the husband of a contracted employee of St. Edmundsbury Borough Council.

Proposal:

1. Planning permission is sought for: (i) Single storey rear extension to existing building; and (ii) Replacement of front path and new gate. The proposed extension extends 2.5m to the rear of the property with a width of 1.8m. The extension is of lean-to design with sloped roof of 3.1m to 2.4m in height. A 90cm x 50cm Velux roof light is included and the extension is raised, creating storage space beneath which is accessed via doors to the side elevation. A handrail and steps are provided from the extension to ground level. The path proposed is of red and black tiled design and the gate would be of wrought iron 'latch gate' design.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application form
 - Location plan
 - Existing block plan
 - Proposed elevation and floor plans
 - Heritage statement
 - Assessment of heritage significance

Site Details:

3. The site is a terraced dwelling situated with the Bury St Edmunds Housing Settlement Boundary, Bury St Edmunds (Victoria Street) Conservation Area and subject to Article 4 Direction.

Planning History:

4. None.

Consultations:

5. Conservation Officer (*advice given verbally on 16 October 2015*): supports the principle. No concerns over the extension to the rear. Path is an acceptable and positive addition to the dwelling in conservation terms. Principle of reinstating the gate is supported, although design shown within the heritage statement is more ornate than would be preferred under Article 4.
6. Recommends approval subject to condition relating to the details of the gate.

Representations:

7. Town Council: No objection based on information received subject to Conservation Area issues and Article 4 issues.

Policy: The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

8. Replacement St Edmundsbury Borough Local Plan 2016:
 - Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
 - Policy DM16 (Local Heritage Assets and Buildings Protected by an Article 4 Direction)
 - Policy DM17 (Conservation Areas)
 - Policy DM24 (Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)
9. St Edmundsbury Core Strategy December 2010
 - Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

10. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68.

Officer Comment:

11. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design and form
 - Impact on the Conservation Area and Article 4 Direction
 - Impact on neighbour amenity

Principle of development

12. The policies listed above state that planning permission for alterations, extensions to dwellings, annexes and other ancillary development will be permitted provided that the proposal respects the character and design of existing dwellings, will not result in over development of the curtilage and will not adversely affect the residential amenities of neighbouring properties.

Design and form

13. The application proposes a single storey rear extension 2.5m to the rear of the property with a width of 1.8m. The extension is of lean-to design with sloped roof of between 3.1m to 2.4m in height. A 90cm x 50cm Velux roof light is included and the extension is raised, creating storage space beneath accessed via doors to the side elevation. A handrail and steps are provided from the extension to ground level. The path proposed is of red

and black tiled design and the gate would be of wrought iron 'latch gate' design.

14. The rear extension is of modest scale and in-fills space between previous extensions. The extension will reduce the number of windows on the side elevation facing no. 76 Queen's Road from two to one and also re-orientate the side opening door to the rear garden of the host property.
15. Given the modest scale of the extension and its position it is considered a sensitively located and subservient addition to the property.

Impact on the Conservation Area and Article 4 Direction

16. Policy DM16 states extension or alteration of buildings protected by Article 4 direction will be permitted where they:

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;*
- b. respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;*
- c. will not entail an unacceptable level of loss, damage or covering of original features; and*
- d. have regard to the setting, plot layout and boundary features.*

17. Development to the rear of the property will not adversely affect the street scene, appearance of the Conservation Area or the reasoning behind the Article 4 Direction. As such the conservation officer supports this element of the proposals.

18. The proposed tiling to replace the existing concrete path will be an improvement and will fulfil the objectives of the Article 4 Direction in reinstating features of traditional design within the Conservation Area.

19. Whilst the re-hanging of a gate is supported in principle and will fulfil the objectives of the Article 4 Direction, this is subject to a sympathetic design to be agreed with the conservation officer.

20. Policy DM17 states that proposals should preserve and enhance the character or appearance of the conservation area and works should be of an appropriate scale, form, height and massing. Given the modest nature of the rear extension and favourable additions to the front elevation it is considered the proposals are compliant with Policy DM17, subject to conditional approval of a suitable gate, as discussed above.

Impact on neighbour amenity

21. The extension is modest in depth and height and the absence of any proposed windows facing no. 76 means the extension is considered neighbourly. The reorientation of the door away from the flank elevation and reduction of windows from two to one reduces the potential for actual and perceived overlooking between the two properties.

22. By virtue of its location and in particular its modest scale the proposed extension would not be considered a prominent or overbearing addition and would be in accordance with DM24 of the Joint Development Management Document and Policy CS3 of the Core Strategy.

Conclusion:

23. 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:

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. 01A – Time limit detailed.
2. 14FP – Development to accord with the plans.
3. 04R – Materials detailed on plans.
4. 22A1 – Later approval of details

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=documents&keyVal=NUTK03PD02E00>

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