



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

7 April 2016

Householder Planning Application DC/16/0232/HH 20 West Road, Bury St Edmunds, Suffolk

Date: 22 February **Expiry Date:** 18 April 2016
Registered: 2016

Case Officer: Ed Fosker **Recommendation:** Approve

Parish: Bury St Edmunds Town Council **Ward:** Minden

Proposal: Householder Planning Application - (i) single storey rear extension (following demolition of the existing conservatory and lean-to) and (ii) demolition of existing garage and installation of gate.

Site: 20 West Road, Bury St Edmunds, Suffolk, IP33 3EJ

Applicant: Mr Angus Barnard

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 Development Control 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 (following demolition of the existing conservatory and lean-to) and (ii) Demolition of existing garage and installation of gate. The proposed single storey rear extension extends 4m to the rear of the property with a width of 6.5m and a height of 3.3m.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application form
 - Location plan
 - Existing block plan
 - Proposed elevation and floor plans

Site Details:

3. No. 20 West Road is a two storey detached dwelling situated within the Bury St Edmunds Housing Settlement Boundary and Conservation Area which is subject to Article 4 Direction.

Planning History:

4. SE/11/1296: Planning Application - (i) Erection of single storey rear extension (following demolition of existing conservatory). Approved: 17.01.2012.
5. E/88/4044/P: Widening of existing vehicular access. Approved: 01.12.1988.

Consultations:

6. Conservation Officer (*advice given verbally by Claire Johnson*): No objections.
7. Highways Authority: No objection.

Representations:

8. Town Council: No objection based on information received subject to Conservation Area issues and Article 4 issues.
9. Neighbours: No comments received.

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:

10. 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)

11. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

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

Officer Comment:

13. 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

14. Policy DM24 states that new extensions 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 plot of the dwellings' curtilage. Subject to these considerations the principle of an extension is satisfied.

Design and form

15. The Policy CS3 of the Core Strategy, as supported by Supplementary Planning Documents – Development Design and Impact requires development to recognise and address the key features and local distinctiveness of the area and incorporate designs of a scale, density and massing compatible with the locality.

16. The proposed extension to the dwelling is relatively modest in size, and of a simple design which is appropriate in form and considered respectful to the character of the host building. The resulting alterations will ensure that the building and remains of an acceptable scale for the plot as not to form an incongruous addition or constitute over-development.

Impact on the Conservation Area and Article 4 Direction

17. 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.*

18. Development to the rear of the property and the sympathetic wooden gates 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 raises no objection to this.

19. 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 addition of the side gates it is considered the proposals are compliant with Policy DM17.

Impact on neighbour amenity

20. The extension is relatively modest in depth and height; it is not considered an unneighbourly addition and would not adversely impact on residential amenity currently enjoyed by the occupiers of the neighbouring properties.

21. 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:

22. 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 **Approved** subject to the following conditions:

1. Time limit detailed.
2. Development to accord with the plans, including materials detailed on plans.

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=O1Z0YKPDMUT00>

Case Officer: Ed Fosker

Date: 18 March 2015