

# Forest Heath District Council

**DEVELOPMENT  
CONTROL  
COMMITTEE**

**3 MAY 2016**

**DEV/FH/16/008**

**Report of the Head of Planning and Growth**

**PLANNING APPLICATION DC/16/0242/FUL - BELLE VUE, NEWMARKET ROAD,  
BARTON MILLS**

## **Synopsis:**

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

## **Recommendation:**

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

## **CONTACT OFFICER**

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# Committee Report

**Date** 22 February      **Expiry Date:** 18 April 2016  
**Registered:** 2016      (EOT 5 May 2016)

**Case Officer:** Kerri Cooper      **Recommendation:** Approve

**Parish:** Barton Mills      **Ward:** Manor

**Proposal:** Planning Application DC/16/0242/FUL - Single storey extensions to existing barn conversion (as approved under DC/15/1402/PMBPA) as amended by email, design and access statement revision A and drawing nos. TAB189-01 Rev B and 10 Rev A received on 22nd March 2016 removing annexe

**Site:** Belle Vue, Newmarket Road, Barton Mills

**Applicant:** Mr Jonathan Waters

## **Background:**

**This application is referred to the Development Control Committee as the applicant is related to an elected Member.**

## **Proposal:**

1. Planning permission is sought for the construction of 2no. single storey extensions to an existing barn conversion (as approved under DC/15/1402/PMBPA). The proposed side extension to create an office measures 2.9m in width and 6.4m in depth. The proposed infill rear extension to create living space measures 4.1m in width and 3.8m in depth.
2. The application has been amended since submission to remove the proposed annexe following concerns raised by the Local Planning Authority and further information being required.

## **Application Supporting Material:**

3. Information submitted with the application as follows:
  - Drawing nos. TAB189-02, 03, 04, 05, 06 and 07 Rev A received 22<sup>nd</sup> February 2016.
  - Drawing nos. TAB189-01 Rev B and 10 Rev A received 22<sup>nd</sup> March 2016.
  - Design and Access Statement received 22<sup>nd</sup> March 2016.

### **Site Details:**

4. The application site comprises a timber weatherboarding and flint agricultural building situated within the countryside of Barton Mills. The building is set within a substantial size curtilage and is accessed via Church Lane. Residential properties are located to the West and South of the application site.

### **Planning History:**

5. DC/15/2404/PMBPA - Prior Approval Application DC/15/1402/PMBPA under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 no. dwelling (ii) associated operational development – Approved.

### **Consultations:**

6. Highway Authority: On the initial consultation, no objection subject to conditions. Further consultation was not required to this consultee.
7. Public Health and Housing: On the initial consultation, no objection subject to conditions. Further consultation was not required to this consultee.

### **Representations:**

8. Parish Council: On the initial consultation, the Parish Council supported the proposed development.
9. A further consultation response has not been received at the time of writing the report. A verbal update will be given at the Development Control Committee on Wednesday 4<sup>th</sup> May 2016.
10. Neighbours: No representations received at the time of writing the report. A verbal update will be given at the Development Control Committee on Wednesday 4<sup>th</sup> May 2016 if any representations are received.

**Policy:** The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

11. Joint Development Management Policies Document:
  - Policy DM1 (Presumption in Favour of Sustainable Development)
  - Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
  - Policy DM5 (Development in the Countryside)
  - Policy DM22 (Residential Design)
  - Policy DM24 (Alterations and Extensions to Dwellings)
12. Forest Heath Core Strategy 2010:
  - Policy CS5 (Design Quality and Local Distinctiveness)

### **Other Planning Policy:**

13. National Planning Policy Framework (2012)

### **Officer Comment:**

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

- Principle of Development
- Design and Form
- Impact on Neighbouring Amenity
- Other Matters

15. Policy CS5 states that the proposals should recognise and address key features of the area and/or building. They should also incorporate designs of a scale, height and materials compatible with the locality and respect local distinctiveness.

16. Policy DM5 states that new or extended buildings will be permitted, in accordance with other policies within the Joint Development Management Policies Document 2015 where it is for purposes related to agriculture.

17. Policy DM24 states that alterations and 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.

18. Whilst the current use of the building and site is for agricultural purposes, a Prior Approval Application for residential use was granted in 2015 but is yet to be implemented. The proposed extensions are in association with the conversion.

19. In this case, the barn is positioned within a curtilage which is able to accommodate a degree of expansion without over-development occurring.

20. The proposed extensions are modest in scale and are single storey in nature. They have been designed to incorporate sympathetic materials which match those of the existing building. These features, contribute to the subservient nature of the proposed extensions. Therefore, it is considered that the proposed extensions are of an appropriate design, scale and form as to respect the character of the dwelling and the wider area.

21. Given the nature and scale of the proposed works and the separation between the neighbouring properties, it is considered there will be no adverse impact on neighbouring amenity by virtue of loss of light, overlooking or overshadowing.

22. As the proposed annexe has been removed from the application, it is no longer relevant to impose the conditions recommended by Suffolk County Highways and Public Health and Housing as these were purely in relation to this aspect of the proposed development.

**Conclusion:**

23. Accordingly, it is considered that the proposal takes account of development plan policies and as such approval is recommended subject to conditions.

**Recommendation:**

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

1. 01A – Time limit detailed.
2. 14FP – Development to accord with drawing nos. TAB189-01 Rev B, 02, 03, 04, 05, 06, 07 Rev A and 10 Rev A received 22<sup>nd</sup> February 2016 and 22<sup>nd</sup> March 2016.
3. 04R – Materials as detailed on drawing no. TAB189-07 Rev A received 22<sup>nd</sup> February 2016.

**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=O1Z9AZPDMV800>