



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/039

Development Control Committee

4 May 2016

Planning Application DC/15/2243/FUL

1 Bristol Road, Bury St Edmunds

Date	9 November	Expiry Date:	4 January 2016
Registered:	2015		Extension of time agreed until 13 May 2016
Case	Marianna	Recommendation:	Grant
Officer:	Christian		
Parish:	Bury St Edmunds Town	Ward:	Westgate
Proposal:	Planning Application - Erection of 1 no. two-storey dwelling and improvements to existing vehicular access. As amended by revised plans received on 24 March 2016.		
Site:	1 Bristol Road, Bury St Edmunds, IP33 2DH		
Applicant:	Mr Paul Goodspeed		

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.

Background:

This application is referred to the Committee because the applicant is a member of staff. No objections have been received from the Town Council, technical consultees or neighbouring properties regarding the proposals as amended, and the application is recommended for approval.

Proposal:

1. Planning permission is sought for the erection of a detached 3 bedroom dwelling on land currently forming part of the garden area to No. 1 Bristol Road. The new dwelling would be two-storey in scale with the accommodation provided within two wings connected by a glazed link. On the southwest side of the dwelling a single storey attached carport is proposed in front of which is a parking and turning area accessed from Horringer Road. The property would be finished in a combination of red facing brickwork and painted weatherboarding with clay plain tiles to the roofs.
2. The application has been significantly amended since submission to address the scale of the development and improve its relationship to No. 1 Bristol Road in accordance with officers' advice and earlier concerns. As the revisions to the proposals were significant, a full 21 day re-consultation was carried out.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Application Form
 - Planning, Design and Access Statement
 - Envirosearch Report
 - Land Contamination Questionnaire
 - Plans

Site Details:

4. The application site comprises part of the garden area of No. 1 Bristol Road together with a parking area (and its associated access) currently serving 'The Stanleys' on Horringer Road. Both of these properties are within the applicant's ownership. The site is located in a residential area on the southwest side of Bury St Edmunds and within its housing settlement

boundary. It occupies a corner position at the junction of Bristol Road and the A143 Horringer Road and is enclosed by established hedging. The site is predominantly laid to grass and is currently occupied by several small outbuildings and an external swimming pool which are to be removed. A single storey addition at the southern end of No. 1 Bristol Road is also proposed to be demolished as part of the development.

Relevant Planning History:

5. E/99/2500/P Planning Application - Erection of single storey annexe for dependent relative and construction of vehicular access. Granted 27.10.1999. (The Stanleys)
6. DC/15/1283/FUL Planning Application - Retention of single storey Annexe to continue use as separate dwelling. Granted 11.08.2005. (The Stanleys)

Consultations:

7. Town Council: No objection based on information received.
8. Highway Authority:
Original scheme: Recommend refusal. Proposal appears to displace parking for 120 Horringer Road (The Stanleys). Boundaries require clarification.
Revised scheme: Conditions recommended regarding layout of access, bin storage, parking and manoeuvring and visibility splays.
9. Environment Team: Based on the submitted information this Service is satisfied that the risk from contaminated land is low.
10. Public Health and Housing: No comments or objection.
11. Natural England: No comments.

Representations:

12. Representations were received from No. 122 Horringer Road, No. 87 Horringer Road and No. 3 Bristol Road regarding the original scheme and are summarised as follows:
 - Would result in loss of amenity space to The Stanleys.
 - Would require hedge to be reduced in height, harming character of the area.
 - Design is incongruous and highly dominant in appearance.
 - Inadequate parking and turning for vehicles.
 - Query land ownership.
 - Overdevelopment of the site.
 - No objection.
 - Proposal would not spoil the outlook from my property.
 - Design helps mitigate the bulk of the building and relates well to both 1 Bristol Road and the adjacent bungalow.
 - Support new property being built.

13. Representations were received from No. 122 Horringer Road and No. 87 Horringer Road regarding the revised scheme and are summarised as follows:

- Well designed scheme, new building fits in well with the existing and will not harm nearby properties.
- Welcome the changes made.

Policy:

14. The following policies have been taken into account in the consideration of this application:

15. St Edmundsbury Core Strategy (December 2010):

- Policy CS1 St Edmundsbury Spatial Strategy
- Policy CS2 Sustainable Development
- Policy CS3 Design and Local Distinctiveness
- Policy CS4 Settlement Hierarchy and Identity

16. Bury St Edmunds Vision 2031 (September 2014):

- Policy BV1: Presumption in Favour of Sustainable Development
- Policy BV2: Housing Development within Bury St Edmunds

17. Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies Document (February 2015):

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places – Development Principles and Local Distinctiveness
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM22 Residential Design
- Policy DM46 Parking Standards

Other Planning Policy/Guidance:

18. National Planning Policy Framework (2012)

19. National Planning Policy Guidance

Officer Comment:

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

- Principle of development
- Design and impact on the area
- Residential amenity
- Highway safety

Principle of development

21. The site is located within the housing settlement boundary for Bury St Edmunds where Policy BV2 of the Bury St Edmunds Vision 2031 document states that planning permission for new residential development will be

granted where it is not contrary to other planning policies. The Vision document states that there is a significant demand for new housing in Bury St. Edmunds to meet the needs of existing residents and a growing population. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development, and Policy BV1 of the Vision document states that when considering development proposals, the Council will take a positive approach that reflects this.

22. The application site comprises part of the garden of No. 1 Bristol Road. The NPPF excludes private residential gardens from the definition of 'previously developed land' and states in paragraph 53 that LPAs should consider setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. As such the NPPF does not preclude residential developments on existing garden land but highlights that such proposals should be considered having regard to local distinctiveness. This approach is reflected in Policy DM2 of the Council's Joint Development Management Policies Document.
23. Having regard to the above, it is considered that the residential development of this site accords with adopted planning policy and is acceptable in principle.

Design and impact on the area

24. The proposed dwelling has been subject to a complete re-design following concerns raised by officers regarding the scale and massing of the original scheme and its adverse impact on No. 1 Bristol Road. The revised dwelling better reflects the characteristics of the site and the scale of adjacent development. The dwelling's principal element fronts Horringer Road with a secondary wing set at a right angle and facing Bristol Road. The design responds to the corner location of the site and creates a degree of visual interest from both of these key viewpoints. A combination of brickwork and weatherboarding is proposed and this together with a variance in ridge heights helps to relieve the apparent bulk and massing of the dwelling.
25. Surrounding development is mixed in character and scale, with No. 1 Bristol Road to the immediate north being two-storey and The Stanleys to the west and No. 122 Horringer Road beyond being single storey bungalows. The new dwelling would be lower in height than No. 1 Bristol Road and reduces further in scale towards the southwest end of the site with a single storey attached cartlodge adjacent to The Stanleys. Overall the proposal is considered to be of an appropriate design that would be in keeping with the existing character of the locality.

Residential amenity

26. The principal element of the dwelling facing Horringer Road would be sited approximately 8 metres from the proposed boundary with No. 1 Bristol Road, and other than the glazed link would have no windows above

ground floor level facing the garden area of No. 1. The agent has confirmed that the glazing above ground floor level in the link element is to be obscure glazing and this can be secured by condition. A single storey carport serving the new dwelling is proposed to be sited adjacent to a parking space for The Stanleys, with the two-storey parts of the dwelling being approximately 12 metres away. Officers are satisfied that the amended scheme would not have a detrimental impact on No. 1 Bristol Road or The Stanleys by reason of overlooking, overshadowing or being overbearing in appearance.

Highway safety

27. The amended scheme has addressed the initial concerns raised by the County Highway Authority regarding the proposal's impact on parking for The Stanleys. The existing access serving this property is proposed to be widened and improved and would become a shared access for The Stanleys and the new dwelling. The submitted layout plan shows one parking space for The Stanleys which is considered acceptable for a one-bedroom dwelling in a town location. For the new dwelling a double carport is proposed together with ample space to the front of the property for turning. Subject to appropriate conditions as recommended by the Highway Authority, the proposals are considered to be acceptable in highway safety terms.

Conclusion:

28. 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) 1A Time Limit Detailed
- 2) 4F Facing and Roofing Materials
- 3) 11A - Obscure Glazing of Window (first floor window northwest elevation)
- 4) 11E - No Windows Other Than Those on Plans (first floor windows in northwest elevation)
- 5) 12B Details of Boundary Treatment
- 6) 14F Compliance with Plans
- 7) 18(0)E Access to Accord with Drawing No. DM03 with entrance width of 5.5 metres
- 8) 18(0)J Existing Access to be Surfaced
- 9) Details of areas for bin storage TBA
- 10) 18(0)N Means to Prevent Discharge of Surface Water
- 11) 18AA - Parking/Manoeuvring to be Provided
- 12) 180O - Visibility Splays as Approved Drawing
- 13) 23C - Submission and Implementation of Landscaping Scheme

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/simpleSearchResults.do?action=firstPage>

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