



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/65

Development Control Committee 1 September, 2016

Planning Application DC/16/1116/FUL Gatehouse, Dettingen Way, Bury St Edmunds

Date: 27 June, 2016 **Expiry Date:** 22 August, 2016
Registered: (extension of time agreed until 1 September, 2016)

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

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

Proposal: Planning Application - two storey front extension

Site: Gatehouse, Dettingen Way, Bury St Edmunds IP33 3TU

Applicant: Gatehouse - Caring in East Anglia

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 Development Control Committee because the agent for the application is an Elected Member of the Council and also is the Chairperson of the applicant organisation.

Proposal:

1. Planning permission is sought for a two storey front extension to the existing facility. The extension has a footprint of 6.2 metres x 5.7metres with an overall height to the flat roof of 5.6 metres.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application Form
 - Location Plan
 - Site Plan
 - Existing and Proposed Floor Plans
 - Existing and Proposed Elevations
 - Roof Plans
 - Planning Statement

Site Details:

3. The site is a two-storey on unit the Dettingen Way industrial estate situated within the Bury St Edmunds Settlement Boundary and Blenheim Park General and Rural Employment Area.

Planning History:

Reference	Proposal	Status	Decision Date
SE/12/0648/FUL	Planning Application - Change of use from Class B8 (storage and warehousing) to mixed use (carpet warehouse with ancillary retail sales to public and trade)	Application Granted	17.07.2012
DC/16/1116/FUL	Planning Application - two storey front extension	Pending Decision	
SE/05/02136	Planning Application - Erection of single storey front extension	Application Granted	06.09.2005
E/96/2353/P	Planning Application - (i)	Application	14.10.1996

	Use of site for car sales; and (ii) erection of workshop for vehicle maintenance, repairs and MOT testing together with associated external works including construction of new vehicular access as amended by plan received 16th September 1996 indicating provision of service road and amendments to parking and planting layouts	Granted	
E/96/1459/P	Submission of Details - Erection of warehouse (Class B8) (for storage and distribution of furnishings) as amended by letter and plans received 30th May 1996 indicating revised site area and layout	Application Granted	25.06.1996
E/95/2287/P	Outline Planning Application - B1, B2 and B8 development and vehicular and pedestrian accesses as amended by letter and drawing no 2364/SK/03 received 10.11.95 including tree belt within application site and supported by	Application Granted	13.12.1995
E/90/3539/P	Erection of warehouse/distribution centre with associated offices, workshop, car parking, service yards and construction of new vehicular accesses from extension of existing access road as amended by letters received 21 January 1991 and 1 February 1991 and accompanying revised plans.	Application Granted	13.02.1991

Consultations:

4. Suffolk County Council Highway Authority: Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission. The development will have no impact on the Highway or parking facilities.
5. Rights of Way: We have no comments or observations to make in respect of this application affecting public footpath 7.

Representations:

6. Town Council: No objection based on information received.

Policy: The following policies of the Joint Development Management Policies Local Plan 2015 and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

7. Joint Development Management Policies Local Plan 2015:
 - Policy DM1 Presumption in Favour of Sustainable Development
 - Policy DM2 Creating Places Development Principles and Local Distinctiveness
 - Policy DM41 Community Facilities and Services
8. St Edmundsbury Core Strategy December 2010
 - Core Strategy Policy CS3 - Design and Local Distinctiveness

Other Planning Policy:

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

Officer Comment:

10. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design and Form
 - Impact on Neighbours
 - Highways Impact

Principle of Development

11. The proposal is a minor alteration in the context of the existing site. It is not considered an over development given the size of the property, and there is more than adequate provision for parking within the site such that the loss of a small area would not materially harm the safety of the highway.
12. The Dementia Hub will contribute to the existing on site use and the provision of improved services at the site, including for a Dementia Hub, is also supported by Policy DM41.

Design and Form

13. The proposal is a modest alteration and is not out of character with the existing form of the property. The proposed development is considered to be of a design and form that accounts for the existing character of the extension and complies with policy DM2.

Impact on Neighbours

14. The proposal is not located near to residential properties and is well screened from other areas that could be harmed by this modest development. The proposal is not considered to give rise to any material harm to neighbouring property, either residential or otherwise.

Highways Impact

15. As per the County Highways consultation response; the development will have no impact on the Highway or parking facilities.

Conclusion:

16. 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
2. 14FP – Approved Plans
3. U26 – Materials as Detailed on Forms

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=O7S7JBPDHC000>

Case Officer: Jonny Rankin

Date: 16 August, 2016