



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/71

Development Control Committee

6 October 2016

Planning Application DC/16/0920/FUL

Flempton House, Bury Road, Flempton

Date: 15 June 2016 **Expiry Date:** 10 August 2016

Registered:

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

Parish: Flempton- cum- Hengrave **Ward:** Risby

Proposal: Householder Planning Application - (i) 3 no. bay cart lodge with attached garage and store ; and (ii) first floor playroom over cart lodge, as amended by drawing no. 666 005 Rev D received on 8 August 2016 reducing scale, revising design and location

Site: Flempton House, Bury Road, Flempton, IP28 6EG

Applicant: Mr Andrew Speed

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 as the applicant is an Elected Member.

The application was considered by the Committee on 4 August 2016 when it was resolved to delegate approval to the Head of Planning and Growth, subject to the receipt of an amended plan, a 7 day neighbour consultation and to no objections being received. Since that time further objections have been received and it has been decided to refer this matter back to the Committee.

A site visit will be undertaken on 29 September 2016.

Proposal:

1. Planning permission is sought for construction of a three bay cart lodge, with garage and store at ground floor level and playroom at first floor level.
2. The proposed outbuilding measures 18metres in length, 6.7metres in depth and 6.6metres in height to the ridge.
3. The application has been amended since submission to reposition the proposed outbuilding, reduce the scale and revise the roof design following concerns in respect of the overall scale, its visual impact, and the impact on the setting of the Listed Building.
4. Following the original amendment and a late neighbour representation being received prior to August Committee, the applicant relocated the outbuilding 1.5metres away from the boundary. A further consultation was undertaken on these amendments.

Application Supporting Material:

5. Information submitted with the application as follows:
 - Drawing no. 666 005 Rev D received 8th August 2016.

Site Details:

6. The application site comprises a Grade II Listed dwelling situated within the Conservation Area and Countryside in Flempton. The host dwelling is set back from the main road in a generous size plot. Access to the property can be gained from the front and rear of the site.

Planning History:

7. DC/15/0912/TCA - Trees in a Conservation Area Notification - (i) 3no. Goat willow (T1,T2,T6 on plan) - fell (ii) Birch (T3 on plan) - remove side stem to stabilise and balance the canopy (iii) 2no.Thuja (T4, T5 on plan) - fell (other trees on plan are for reference only) – No Objection

8. DC/14/2272/FUL - Planning Application - Change of Use from Offices B1 to part Offices B1 with new access and part Residential C3 (Resubmission of SE/13/0887/FUL) as amended by revised plans 14 January 2015 and vehicular access plan received 16 February 2015. – Approved
9. DC/14/2273/LB - Application for Listed Building Consent - Internal and external alterations to restore building to residential use from office use with removal of later extension to east corner of building – Approved

Consultations:

10. Highway Authority: No objection, subject to condition.
11. Conservation Officer: *The revised plans address the original concerns and therefore I have no objection.*
12. SCC Countryside Access Team: No comments received.
13. Rights of Way: No objection.

Representations:

14. Parish Council: Support
15. Neighbours: The following comments were received from the owner of Orchard Cottage prior to the application being amended:
 - *We live at Orchard Cottage Flempton, the proposed building application would close to our north east boundary.*
 - *The original site of the building was further away from our boundary and now it has moved closer which will mean it has a larger impact. Could it be moved back to its original position?*
 - *The windows on the north east elevation will overlook our property, can the window be of opaque glass?*
16. The following comments were received from Orchard Cottage during consultation on the amended plans:
 - *In principle we have no objection to a 3 bay cart lodge with garage and store being built on the approximate site as detailed in the proposed plan. However, the roof height is vastly excessive; and the roof design, in terms of pitch, features and design is neither consistent with Flempton House nor any of the other out buildings/cart lodges within the Flempton Barns development.*
 - *As the plan stands the proposed building would have a domineering impact in the local area.*
 - *We would like you to consider this being made into a single story building.*
 - *There is substantial land at Flempton House, so there is really no need to erect a building in the proposed sight*
 - *Currently the residents park just outside their side entrance , so*

why not erect a garage right there outside the door for their convenience?

17. The following comments were received from Candlemas Barn during consultation on the amended plans:

- *This building seems very large both footprint & particularly height.*
- *It is not in keeping with other cart lodges/garages in the Flempton Hall Barns development ie it's bigger and higher & looks more like a small dwelling also other cart lodges do not have windows back & front.*
- *Importantly when Orchard Cottage was given planning to increase the height of its cart lodge planning was not given for any windows to overlook other properties. I would not wish to see any windows overlooking Candlemas, Cornwallis, Orchard or any other property in the development as this might well set a precedent*

Policy: The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy December 2010 and the Rural Vision 2031 have been taken into account in the consideration of this application:

18. Joint Development Management Policies Document:

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Creating Places)
- Policy DM15 (Listed Buildings)
- Policy DM17 (Conservation Areas)
- Policy DM24 (Alterations and Extensions to Dwellings, Including Self Contained Annexes)
- Policy DM46 (Parking Standards)

19. St Edmundsbury Core Strategy December 2010:

- Policy CS3 (Design and Local Distinctiveness as supported by SPD Development Design and Impact)

20. Rural Vision 2031:

- Policy RV1 (Presumption in Favour of Sustainable Development)

Other Planning Policy:

21. National Planning Policy Framework (2012)

Officer Comment:

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

- Principle of Development
- Design and Form
- Impact on Listed Building and Conservation Area
- Impact on Neighbouring Amenity

23. The policies listed above state that planning permission for alterations or extensions to existing dwellings within the countryside will be permitted provided that the proposals respect the character and design of existing

dwellings, and will not result in over-development of the dwelling curtilage. As well as being subordinate in scale and proportions to the original dwelling.

24. Extensions and alterations in the countryside will be required to demonstrate that they are subordinate in scale and proportion to the main dwelling and would not be capable of becoming a separate dwelling. Furthermore they should incorporate designs of a scale, massing, height and materials compatible with the locality and should not adversely affect residential amenity of neighbouring dwellings.
25. Whilst the proposed three bay cart lodge with ancillary accommodation above measures 6.6 metres in height to the ridge, it has been designed to be of a 1½ storey nature and sits comfortably within the generous grounds in which Flempton House lies. The outbuilding's position, closely linking it to with the dwelling and set back from the road, will not appear obtrusive having regard to its large open front/side garden.
26. The proposed outbuilding originally incorporated a projecting gable at first floor level, which was considered to appear obtrusive and dominated the Listed Building on entering the site from the rear vehicle access. As a result of the removal of this element, the proposed outbuilding has been redesigned to incorporate a hipped roof, with modest dormer windows to the front roof slope. The materials used to construct the proposed outbuilding are of a sympathetic nature. In addition, the proposed outbuilding is to be used for ancillary purposes in association with the host dwelling.
27. The proposed outbuilding will not be detrimental to the setting of the Listed Building. Therefore, it is considered that the proposed works are of an appropriate design, scale and form as to respect the character of the dwelling and the wider area.
28. The outbuilding is now positioned 1.5 metres away from the boundary between Orchard Cottage and Flempton House. There are 3 no. roof lights in the rear roof slope at high level as to not create overlooking. The 2 no. dormer windows in the front roof slope face the residential amenity of Flempton House. The neighbouring properties, Orchard Cottage and Candlemas Barn, are set back from the proposed outbuilding, with a boundary wall and landscaping separating the properties. As such, given the nature and scale of the proposed works and relationship between the neighbouring properties, it is considered that there will be no adverse impact on neighbouring amenity by virtue of overlooking, overbearing impact or overshadowing.
29. On site parking remains unaltered as a result of the proposed development.

Conclusion:

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

Recommendation:

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 no. 666 005 Rev D received 8th August 2016.
3. 04R – Materials as detailed on drawing no. 666 005 Rev D received 8th August 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=O6ED35PDGV D00>

Case Officer: Kerri Cooper

Date: 21.09.2016