



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/77

Development Control Committee

Householder Planning Application

DC/16/1578/HH

14 Hepworth Avenue

Bury St Edmunds

Date		Expiry Date:	21 October 2016
Registered:	26 August 2016		(Extension of time requested)
Case Officer:	Britta Heidecke	Recommendation:	Grant Permission
Parish:	Bury St. Edmunds Town	Ward:	Minden
Proposal:	Householder Planning Application - (i) single storey front and rear extensions; and (ii) garage conversion		
Site:	14 Hepworth Avenue , Bury St Edmunds IP33 3XS		
Applicant:	Mr and Mrs Henthorn		

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 Committee because the applicant is a member of staff of the Borough Council.

Proposal:

1. Planning permission is sought for a single storey front infill-extension (2.3 metres by 1.20metres) to provide a lobby and a single storey rear extension (3.3metres by 3.3 metres and approximately 2.1 metres to the eaves and 2.5metres to the ridge) to provide a garden room. The application further proposes the conversion of the integral garage into a cloak room and storage.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application Form
 - Location Plan
 - Block Plan
 - Existing and proposed floor plans

Site Details:

3. No. 14 Hepworth Avenue, Bury St. Edmunds is a detached two-storey dwelling off a minor residential cul-de-sac with two off-road parking spaces to the front of the property and private amenity space to the rear.

Planning History:

4. E/90/1528/P: Erection of 104 dwellings with associated access roads, car parking and landscaping, as amended by (i) letter and supporting plans received 20 April 1990 and (ii) by letter and supporting plans received 30 April 1990. Granted.

Consultations:

5. Highway Authority: no objection subject to conditions
6. Parish Council: No objection based on information received

Representations:

7. No letters of representation have been received.

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

8. Joint Development Management Policies Document:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Policy DM46 Parking Standards

9. St Edmundsbury Core Strategy December 2010

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS3 - Design and Local Distinctiveness

Other Planning Policy:

10. National Planning Policy Framework (2012)

Officer Comment:

11. Policies DM2, DM24 and CS3 all seek to ensure that proposed extensions to dwellings respect the character, scale and design of the existing dwelling. The proposed extensions use materials similar to those used in the construction of the original dwelling and are of similar architectural design. Officers therefore considered that the proposal is respectful of the existing dwelling's character, scale and design.

12. Policies DM2, DM24 and CS3 also seek to ensure that proposed extensions respect the character and appearance of the surrounding area. The area is characterised by a mix of detached and semi-detached dwellings with a variety of architectural designs. It is therefore considered that the proposed extensions respect the surrounding area's character and appearance.

13. Policy DM24 seeks to ensure that proposed extensions do not result in the overdevelopment of the dwelling curtilage. The curtilage of the dwelling is considered sufficient to accommodate the proposed extensions without overdevelopment occurring and sufficient parking and amenity space will be retained, including two spaces on the frontage. Suffolk County Council as Highway Authority raise no objections to the proposal, including the widening of the frontage access, subject to the imposition of conditions.

14. By virtue of their location and scale the proposed extensions would have no adverse impact on neighbour amenity, nor be considered a prominent or overbearing addition and would therefore be in accordance with DM24

of the Joint Development Management Document and Policy CS3 of the Core Strategy.

Conclusion:

15. 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 Detailed
2. 14FP Approved Plans
3. Access improvements (AL5)
4. Access surface (AL8)
5. No discharge of surface water onto highway (D2)
6. Parking provision prior to commencement (P1)

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=OANSSVPD03F00>

Case Officer:

Britta Heidecke

Date: 18 October 2016