

DEV/SE/17/023

Development Control Committee 1 June 2017

Planning Application DC/17/0354/HH, 5 West Road, Bury St Edmunds

Date Registered: 27.02.2017 **Expiry Date:** 24.04.2017

Case Officer: Debbie Cooper **Recommendation:** Approve Application

Parish: Bury St Edmunds **Ward:** Risbygate

Proposal: Householder Planning Application - (i) single storey side extension (ii) raising of rear lean-to roof height (iii) 2 metre high timber gate and fence to side (iv) replacement front door and 2no. replacement front windows and (v) 2no. rooflights in rear elevation

Site: 5 West Road, Bury St Edmunds, IP33 3EL

Applicant: Mrs D Cope

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 was considered at the Development Control Committee meeting on 3 May 2017.

Concerns were raised by Members in relation to the impact on neighbouring amenity particularly in respect of the side extension element of the proposal and Members resolved to defer the application to enable Officers to work with the applicant to seek improvements to the scheme where possible.

1. The previous Officer report for the 3 May 2017 meeting of the Development Control Committee is included as Working Paper 1 to this report. Members are directed to this paper in relation to site description, details of development, details of consultation responses etc.
2. This report sets out the updates from the written papers presented to the 3rd May 2017 Committee meeting.
3. The Officer recommendation, which is set out at the end of this report remains that planning permission should be approved.

Proposal:

4. Following the Committee meeting on the 3 May 2017 an amended plan has been received which reduces the width of the single storey side extension to a maximum of 1.322 metres at the rear, tapering to 1.225 metres at the front. This results in a continuous gap of 0.85 metres to the side boundary. The small bathroom window has been relocated from the rear to the front to facilitate the width reduction.
5. Please refer to Working Paper 1 for a description of the remainder of the application proposal.

Application Supporting Material:

6. An amended proposed block plan, floorplans and elevations drawing has been received. Please refer to Working Paper 1 for details of the other documents submitted with the application.

Site Details:

7. Please refer to Working Paper 1 for a description of the application site.

Planning History:

8. Please refer to Working Paper 1 for details of relevant planning history.

Consultations:

9. Please refer to Working Paper 1 for details of consultation responses received.

Representations:

10. Please refer to Working Paper 1 for details of representations received.

11. A re-consultation with neighbouring properties has been carried out, which runs for a period of 14 days until the **23 May 2017**. At the time of writing this report no further representations have been received but any representations received by the end of this re-consultation period will be updated prior to or at the Committee meeting.

Policy:

12. Please refer to Working Paper 1 for details of relevant planning policies and considerations.

Officer Comment:

13. Following the Development Control Committee meeting on the 3 May 2017, amended plans were received on the 8 May 2017 to reduce the width of the proposed single storey side extension to allow for a continuous 0.85 metre gap along the side boundary. The applicant considered a re-location of the extension as had been suggested by some Members but discounted a rear extension as it would lead to the loss of views of the garden from the kitchen / diner, which they consider to be one of the most important objectives of the project.

14. For the reasons set out in the May Committee report Officers are satisfied that the proposal will not have an adverse effect upon amenity. Members are cautioned that a refusal of permission on the basis of the 'amenity' impacts arising from the 'loss' of access to the rear of the properties is not considered reasonable or material, not least when the extension as now proposed retains a generous width for access to the rear.

15. Furthermore, and in any event, and as Members were advised verbally at the meeting, any 'obstruction' of the access, if indeed such would arise from an approval, would be a civil matter between the parties.

16. Members will note that Officers had supported the original scheme, and this reduction in width does not alter that recommendation, which remains for approval.

Conclusion:

17. 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:

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

- 1 Time limit.
- 2 Compliance with approved plans.
- 3 Hours of construction / demolition.

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=OLIYO5PDMRB00>