



Development Control Committee

6th July 2017

Late Papers

Item 8 – DC/17/0971/HH – 9 Westminster Drive, Bury St Edmunds

Further representations made

1. Page 115 – additional objection received from residents of no. 10 Westminster Drive. The objection is raised on the grounds that they understand that the motorhome currently parked at the front of the property will be parked in the new parking area to the side. Their concerns include:
 - Devaluation of their property,
 - Dominating the outlook from their bedroom window,
 - Allowing a driveway strong and wide enough to support the vehicle could facilitate future applications for housing development
 - Potential damage to the sewer, that run to the rear of the properties, given the 'load from the heavy vehicle'.
2. Page 117 (other concerns) – It would not be reasonable for the planning authority to control what type of vehicle can be parked on the site, despite the size of it. Matters in terms of devaluing of property is not a material planning consideration, and potential damage to public/private property is a civil matter. In addition, it is not considered that allowing a parking area to the side of the property would facilitate future housing development on the site.
3. There is a notable slope between no.9 and no.10 were the proposed parking to the side is to be provided. Given this slope it is considered that further details of how the area will be levelled and details of the boundary treatment will need to be provided to the council. However, the details of this are not considered to have a bearing on the acceptability of this proposal, and therefore a condition is acceptable.

Additional condition

4. Prior to the commencement of works above slab level, details of the proposed finished ground levels of the parking area surrounding the building (including cross sections) and details of the boundary treatment to the north boundary, shall be submitted to and approved in writing by the Local Planning Authority. The parking area and boundary treatment shall be

completed in accordance with the approved details prior to the first use of the extension hereby approved.

Reason: To protect the special character and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.