



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/17/045

## Development Control Committee 2 November 2017

### Planning Application DC/17/1576/HH – Walnut Brook, Withersfield Road, Haverhill

<b>Date Registered:</b>	21.08.2017	<b>Expiry Date:</b>	16.10.2017
		<b>Ext of Time:</b>	03.11.2017
<b>Case Officer:</b>	Karen Littlechild	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Haverhill Town Council (EMAIL)	<b>Ward:</b>	Haverhill West
<b>Proposal:</b>	Householder Planning Application - Detached outbuilding on concrete base		
<b>Site:</b>	Walnut Brook, Withersfield Road, Haverhill		
<b>Applicant:</b>	Mrs Margaret Marks		

#### **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:

Karen Littlechild  
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## **Background:**

**This application is referred to the Development Control Committee as the applicant is an Elected Member of the Borough Council.**

## **Proposal:**

1. The application seeks planning permission for the construction of a detached outbuilding on a concrete base.
2. The proposal measures 6 metres wide, 6 metres deep, 1.96 metres to the eaves and 2.7 metres to the ridge.
3. The proposal is to be of a wooden log style construction with a tiled asphalt roof.

## **Application Supporting Material:**

4. Information submitted with the application as follows
  - Application Form
  - Location Plan
  - Block Plan
  - Floor Plan
  - Elevations
  - Flood Risk Questionnaire

## **Site Details:**

5. The application site comprises of a two storey detached dwelling situated within the settlement boundary of Haverhill. The site also lies within the buffer areas of a bank top and a County Wildlife Site. The host dwelling is set back from the road within a generous sized plot and is accessed via a shared driveway.

## **Planning History:**

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision Date</b>
6. E/91/2316/P	Construction of vehicular access	Application Granted	29.10.1991
7. E/89/4161/P	Erection of house and double garage	Application Granted	20.03.1990
8. E/87/3129/P	Outline Application - Erection of single detached dwelling house with access	Application Refused	21.12.1987

## **Consultations:**

9. Suffolk Wildlife Trust – No representation received
10. Environment Agency – No objection

11. Ecologist – Verbally raised no objection.

**Representations:**

12. Parish – No objection

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

13. 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

14. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

15. Haverhill Vision 2031:

- Policy HV1 (Presumption in Favour of Sustainable development)

**Other Planning Policy:**

16. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68

**Officer Comment:**

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

- Principle of Development
- Impact on residential amenity
- Impact on street scene/character of the area
- Design and Form
- Flood Risk
- Biodiversity

18. Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

19. In this case, the dwelling is located within a curtilage which is able to accommodate the scale of proposal without overdevelopment occurring.

20. There is sufficient distance and boundary treatments between the proposed outbuilding and neighbouring dwellings and as such it is considered that there will be no impact on neighbouring amenity.

21. The outbuilding is to be set back from the road in line with the existing dwellings and partially screened by mature hedging therefore it is considered that there will be no adverse impact on the street scene or character of the area.
22. The proposed outbuilding which is of a single storey construction with timber walls and an asphalt tiled roof is considered to be of an appropriate design for this location.
23. The outbuilding is to be sited within 12.5 metres of Stour Brook. The Environment Agency have raised no objection to the proposal but advised that the applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. Stour Brook is designated a 'main river'. However, this is an advisory comment that any developer must have regard to but has no bearing on the acceptability or not of this planning application.
24. Although the proposed outbuilding is to be situated within 12.5 metres of Stour Brook and 35.5 metres of the County Wildlife site, the lawn area where the outbuilding is to be sited has been cut on a regular basis and as such it is considered that there will be no significant impact on wildlife.

#### **Conclusion:**

25. 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:**

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

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

#### **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=OTY9A0PD02I00>