



**Forest Heath**  
District Council

**DEV/FH/18/003**

# **Development Control Committee**

## **7 March 2018**

### **Planning Application DC/18/0129/FUL – Belle Vue, Newmarket Road, Barton Mills**

**Date** 23/01/2017      **Expiry Date:** 20/03/2017

**Registered:**

**Case** Charlotte      **Recommendation:** Grant

**Officer:** Waugh

**Parish:** Barton Mills      **Ward:** Manor

**Proposal:** Planning Application - (i) Front Porch, (ii) 1no. Workshop and carport and (iii) Private access road

**Site:** Belle Vue, Newmarket Road, Barton Mills, IP28 6BJ

**Applicant:** Mr Jonathan Waters – Victoria Stanley Ltd

**Agent:** Mr Craig Farrow – TAB Architecture

#### **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 Development Control Committee consider 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 related to the Leader of the Council. The application is recommended for APPROVAL.**

**Proposal:**

1. Planning permission is sought for the erection of a front porch canopy, consisting of a pitched roof above timber posts, a three bay car port with the third bay enclosed to form a workshop/store. The building would measure 11.3 x 5.8 with an eaves height of 2.3 metres and a half hipped roof with a ridge height of 4.7 metres.
2. Planning permission has already been gained for vehicular access to the site, this application seeks consent to further the driveway to connect with the proposed garaging.

**Site Details:**

3. Planning permission has previously been gained for conversion of the agricultural building on the site to a dwelling, under a prior notification application. The works involved are ongoing with the dwelling not yet complete, hence why this application is full and not in the form of a householder application. The site itself is positioned behind three other dwellings with various outbuildings and a boundary wall providing separation. Newmarket Road runs to the East with open countryside to the north.

**Planning History:**

4. DC/16/0242/FUL - Planning Application - Single storey extensions to existing barn conversion (as approved under DC/15/1402/PMBPA) as amended by email, design and access statement revision A and drawing nos. TAB189-01 Rev B and 10 Rev A received on 22nd March 2016 removing annexe - Granted
5. DC/15/1402/PMBPA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 no. dwelling (ii) associated operational development - Granted

**Consultations:**

6. Public Health and Housing: No comments received. Response to be reported verbally at Development Control Committee.
7. Barton Mills Parish Council: No comments received. Response to be reported verbally at Development Control Committee.

8. Highway authority: No comments received. Response to be reported verbally at Development Control Committee.

**Representations:**

9. No representations received.

**Policy:** The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

10. 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)

11. Forest Heath Core Strategy 2010

- Policy CS5 (Design Quality & Local Distinctiveness)

**Other Planning Policy:**

12. National Planning Policy Framework (2012)

**Other Considerations**

13. Town and Country Planning (General Permitted Development) (England) Order 2015

**Officer Comment:**

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

- Principle of Development
- Design and Form
- Impact on Neighbours

15. Policy DM24 states that alterations and extensions to dwellings including development within their curtilage, when located in the countryside, shall be subordinate in scale and proportion to the original dwelling, respect the design of the existing dwelling and the character and appearance of the immediate and surrounding area. It should not result in over-development of the dwelling curtilage. Furthermore, CS5 states that proposals should recognise and address key features of the area and/or building.

16. In this case, the porch and outbuilding are modest in scale and incorporate traditional features. The single storey nature and open cart lodge design of the outbuilding, combined with the use of matching materials ensure it is sympathetic and respectful to the host dwelling. The curtilage is sufficient to accommodate the additions without over-

development occurring and it is considered that the proposed outbuilding and porch are of an appropriate design, scale and form as to respect the character of the dwelling and the wider area.

17. Whilst the outbuilding is located close to the boundary with no. 43 to the west, this boundary is comprised partly of an existing outbuilding and partly a wall and as such, given the height and roof shape, it is considered there will be no adverse impact on neighbouring amenity by virtue of loss of light, overlooking or overshadowing.

18. The driveway proposed will allow access to the garaging in front of the dwelling. The vehicular access from Church Lane has already been approved and will not change as a result of this application. On this basis, there are no objections in terms of highway safety.

### **Conclusion**

19. In conclusion, the principle and detail of the development is considered to comply with relevant development plan policies and the National Planning Policy Framework and the proposal is recommended for approval.

### **Recommendation:**

20. It is recommended that planning permission be **APPROVED** with the following conditions:

1. 01A - Development to commence within 3 years
2. 14FP - Development to be in accordance with approved plans

### **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=P2Y46MPDLQB00>