



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/037

Development Control Committee 4 October 2018

Planning Application DC/18/0897/HH – Moat Farm, Wickhambrook Road, Hargrave

Date Registered:	01.06.2018	Expiry Date:	27.07.2018
Case Officer:	Jo-Anne Rasmussen	Recommendation:	Approve Application
Parish:	Hargrave	Ward:	Wickhambrook
Proposal:	Householder Planning Application - detached cartlodge		
Site:	Moat Farm, Wickhambrook Road, Hargrave		
Applicant:	Mrs Rebecca Batt		

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:

The application is referred to Development Control Committee following consideration by the Delegation Panel. The application was referred to the Delegation Panel as the Officer recommendation conflicted with the objection received by the Parish Council.

A site visit is scheduled to take place on Thursday 27 September 2018.

Proposal:

1. Planning permission is sought for a detached cart lodge which would provide garaging and a storage area within the curtilage of Moat Farm, Wickhambrook Road.
2. The garage would have a length of 10 metres and depth of 5.5 metres. The garage would have a ridge height of 4.6 metres and eaves of 2.5 metres.

Site Details:

3. The site is situated to the west of Wickhambrook Road, Hargrave. The dwelling is a detached, two storey dwelling. There are numerous disused, outbuildings within the site which relate to a previous business use.
4. To the north of the site is a paddock, which is identified as "View 17" within the Character Appraisal of the Hargrave Neighbourhood Plan and associated proposal maps. To the east of the site is a grassed verge area with pond. To the south of the site is a domestic dwelling, Long View. To the west of the site is open agricultural land.

Planning History:

5.

Reference Date	Proposal	Status	Decision
DC/14/2427/HH	Two storey and single storey extension and external alterations	Granted	13/4/2015

Consultations:

6.

Parish Council

Object due to concerns that the siting of the garage to front of the site could have an adverse impact upon the form and character of Hargrave and the grass verge adjacent to the site and obscure views of the Farm house. The Parish have sited that the proposal is contrary to the Hargrave Neighbourhood Plan.

Ward Councillor:

No comments received

Hargrave Neighbourhood Plan Working Group:

Objects, supports the views of the Parish

Policy:

- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM22 Residential Design
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Policy HAR1 Hargraves Spatial Strategy
- Policy HAR 2 Hargrave Housing Settlement Boundary.
- Policy HAR 6 Protecting the Landscape Setting of Hargrave.
- Policy HAR 7 Local Green Spaces.
- Policy HAR 10 Village Character
- National Planning Policy Framework, 2018

Representations:

7. No letters of representation were received

Officer Comment:

8. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design and form
 - Impact upon the street scene character.
 - Material planning considerations.

Principle of development

9. The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given.
10. Policy CS3 states that proposals for new development must create and contribute to a high quality, safe and sustainable environment. Proposals will be expected to address, inter alia, consideration of protection of the landscape and natural environment and an understanding of the local context and an indication of how the proposal will enhance the area. Policy

DM2 states that proposals for all development should (as appropriate) recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area. Policy DM24 seeks to ensure that residential developments within the curtilage respect the character, scale and design of the existing dwelling and the surrounding area, would not result in over-development of the site and would not adversely impact upon neighbour amenity.

11. HAR 10 requires all new development within Hargrave to have regard to the design characteristics of the village, be designed to a high quality, ensure that the specific context of the site and wider character of the street scene are fully taken into account in scale appearance and materials and that development seeks to maintain reasonable residential privacy and the character of the area by preserving existing grass verges, front boundary hedges and tree screens.
12. Paragraph 124 of the NPPF indicates that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and paragraph 127 seeks to ensure a good standard of amenity for existing and future users. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In this regard therefore it is considered that there is a high degree of alignment between the DM24, HAR 10 and DM2 and the provisions of the NPPF, such that full weight can be given. Core Strategy Policy CS3 requires proposals for new development to create and contribute to a high quality, safe and sustainable environment. It is considered that this Policy aligns sufficiently closely with the provisions of paragraph 124 of the NPPF regarding good design being a key aspect of sustainable development in making development acceptable to communities, such that weight can be attached to CS3, notwithstanding its age.
13. Policy HAR6 states that outside of the settlement boundary, priority will be given to protecting and enhancing the countryside from inappropriate development, development should not have a significant adverse impact on the landscape setting of Hargrave, not result in the loss or erosion of a settlement gap and should maintain the distinctive views of the surrounding countryside (as defined within the proposals map and described in the character appraisal). These policies are considered to be consistent with paragraphs 127 and 170 of the NPPF. Paragraph 127 states that decisions should ensure the developments are sympathetic to local character including the landscape setting, and paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, recognising the intrinsic character and beauty of the countryside. It is considered that Policy HAR6 is sufficiently aligned with paragraph 127 and 170 of the NPPF that full weight can be given to policy HAR6.
14. 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. Furthermore, as the site is within the countryside the proposal should be subordinate in scale and proportion to the main dwelling.

15. Given the size and scale of the large detached dwelling it is considered the proposed cart lodge would be subordinate to the main dwelling. The cart lodge would be a sufficient distance from any neighbouring properties to prevent any adverse impact upon neighbour amenity. There are already a number of large detached out buildings on the site, however as the property is set within a large curtilage the proposal would not result in an overdevelopment of the site. As such it is considered the proposal complies with policy DM24.
16. The paddock to the north of the site falls within "View 17" identified within the Hargrave Character Appraisal, which supports the Hargrave Neighbourhood Plan. However, the siting of the garage would not be within the view and it is therefore not considered that the domestic garage proposed would erode this gap.
17. A domestic garage of this nature set within a domestic curtilage is considered an acceptable form of development within the countryside. The siting of the proposed garage is not within a defined settlement gap nor an important view as identified within the Hargrave Character appraisal or Hargrave Neighbourhood Plan and in this regard the garage is considered to comply with Policy HAR 6. The impact of the garage will be assessed in detail within this report, however it is considered that owing to the siting of the cartlodge within a domestic curtilage, combined with the boundary treatment, size, design and materials the development would not result in an adverse impact upon the surrounding landscape or the character of Hargrave village.

Design and Form

18. The cart lodge has been designed in a style similar to a traditional agricultural building, and this is enhanced further by the choice of materials, black painted boarding and slate roof tiles. The cart lodge is considered to be in-keeping in terms of its design and scale with the rural, agricultural character of the surrounding area and with the main dwelling. As such it is considered the proposal would be in accordance with policy DM2 which requires the design and size of developments to respect the form and character of the locality.

Impact upon the street scene character

19. This area of Hargrave, being set outside of the village settlement boundary has a loose form, generally dwellings are set within good sized plots and are well-spaced, with no clearly defined building line. The surrounding agricultural land, mature vegetation, wide grassed verges lead to an open, rural character.
20. HAR 10 requires all new development within Hargrave to have regard to the design characteristics of the village, be designed to a high quality, ensure that the specific context of the site and wider character of the street scene are fully taken into account in scale appearance and materials and that development seeks to maintain reasonable residential privacy and

the character of the area by preserving existing grass verges, front boundary hedges and tree screens.

21. The grassed verge immediately adjacent to the eastern boundary is classified within HAR7 as a Local Green Space and as such its protection is important for the enhancement of the character of the village. However the Hargrave Neighbourhood Plan also recognises that the designation of this land cannot be used to block development. The proposed garage would not be sited on the verge but within the domestic curtilage of the property and as such it is not considered the proposed garage would have an adverse impact upon the verge in terms of its usability or character.
22. The cart lodge is clearly within the defined domestic curtilage and as such an outbuilding for domestic use would be appropriate. The cart lodge would be set 1 metre from the eastern boundary of the site which has an existing hedge. Whilst it is recognised this hedge, due to its height, would not serve to offer significant screening, it would serve to visually define the curtilage from the adjacent grass verge. The grass verge would result in the garage having a significant separation distance from the defined public highway. Given the size, design and materials of the proposed cart lodge combined with the distance from the highway and the boundary treatment, it is considered the proposal would maintain the spacious, open character of the locality and would not have a detrimental impact upon The Grove, and would therefore be compliant with the aims of HAR7 and HAR10.

Material Planning Considerations

23. The Parish have objected to the proposal as they have expressed concern that the building will negatively impact this area of the village known as The Grove, the adjacent grass verge, be intrusive within the street scene, obscure views of the property and not be in-keeping with the rural, open character of this part of the village, (based on their assessment of the Hargrave Neighbourhood Plan Character Appraisal,) and therefore they consider the proposal would be contrary to the policies within the Neighbourhood Plan, specifically HAR7 and HAR10.
24. The Hargrave Neighbourhood Plan was “made” an adopted development plan document on 17 July 2018, and its policies have full material planning weight in the consideration of planning applications within the parish of Hargrave, unless material considerations indicate otherwise. The impact of the proposed cart lodge on the character of the area, including The Grove, the impact upon the street scene and upon the grass verge has been carefully assessed. Whilst full weight is afforded to the Hargrave Neighbourhood plan policies, on balance, it is considered the cart lodge is well-designed, subservient in terms of its size and would maintain the spacious character of the area. As such it is not considered the proposal comply with adopted development plan policies.

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:

Proposed elevation and floor plan. Ref; 3359.1 received 26.6.18
Block plan ref; 3359.2 received 26.6.18

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 [DC/18/0897/HH](#)