



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/18/039

## Development Control Committee 4 October 2018

### Planning Application DC/18/1543/HH – 9 Darcy Close, Bury St Edmunds

<b>Date Registered:</b>	07.08.2018	<b>Expiry Date:</b>	02.10.2018
		<b>EOT agreed:</b>	04.10.2018
<b>Case Officer:</b>	Debbie Cooper	<b>Recommendation:</b>	Approve
<b>Parish:</b>	Bury St Edmunds Town Council	<b>Ward:</b>	Moreton Hall
<b>Proposal:</b>	Householder Planning Application - First floor extension to front elevation - Revised Scheme of DC/18/0476/HH		
<b>Site:</b>	9 Darcy Close, Bury St Edmunds, IP32 7ET		
<b>Applicant:</b>	Mr & Mrs Wright		

#### **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:

Debbie Cooper

Email: [deborah.cooper@westsuffolk.gov.uk](mailto:deborah.cooper@westsuffolk.gov.uk)

Telephone: 01638 719437

**Background:**

**This application is referred to Development Control Committee as the applicant is employed by St Edmundsbury Borough Council.**

**The Town Council raise no objection and the application is recommended for APPROVAL.**

**Proposal:**

1. Planning permission is sought for a first floor front extension to create an enlarged bedroom.
2. The proposed extension is above the existing porch and measures 1.3 metres in depth and 3.5 metres in width, with an eaves height to match the existing house and a ridge height of 6.8 metres.
3. The application is a resubmission of DC/18/0476/HH which was refused following consideration by Development Control Committee. This resubmitted application omits the previous first floor rear extension.

**Application Supporting Material:**

4. Information submitted with the application as follows:
  - Location plan
  - Proposed block plan
  - Existing and proposed floorplans, elevations and roof plans

**Site Details:**

5. The application site comprises of a two storey detached dwelling situated within the settlement boundary of Bury St Edmunds.
6. The dwelling is set back from the road with off-road parking and a garage. To the Northern boundary with numbers 4,6 and 8 Sutton Close is a close boarded fence, with mature trees in the garden of 8 Sutton Close beyond.

**Planning History:**

Reference	Proposal	Status	Decision Date
DC/18/0476/HH	Householder Planning Application - First floor extensions to front and rear	Application Refused	06.07.2018
E/97/1890/P	Planning Application - Erection of (i) single storey rear extension and (ii) front porch as amended by letter and plans received 11th July 1997 indicating revised scale	Application Granted	14.07.1997
E/85/1097/P	Erection of 84 No. dwellings and garages	Application Granted	15.03.1985

	together with estate roads, footpaths and verges as amended by letter dated 26th February 1985 (ref. JRS/SCB/184) and accompanying plan TJ1 84/A Rev.1		
E/82/2587/P	Regulation 5 Outline Application - Phase I, Stage 2: Residential development, (including layout of roads and sewers, lay out of plots and associated Public Open Space)	Application Granted	11.10.1982
E/78/2370/P	ERECTION OF 175 DWELLINGS& CONSTRUCTION OF VEHICULAR & PED. ACCESS WITH EST. RD	Application Granted	06.10.1978
E/78/2054/P	RESIDENTIAL DEVELOPMENT 175 DWELLINGS	Application Refused	05.06.1978
E/78/1882/P	ERECTION OF 175 DWELLINGS AND CONSTRUCTION OF VEHICULAR AND PEDESTRIAN ACCESSES	Application Withdrawn	28.04.1978
E/74/2548/P	CONSTRUCTION OF ROADS, SEWERS, RESIDENTIAL DEVELOPMENT, PRIMARY SCHOOL ETC.	Application Granted	03.04.1975

### Consultations:

7. None

### Representations:

8. Town Council: No objection
9. Neighbours: one letter of comment from the neighbouring property at No. 7 – no objection to the proposal but concerned about driveway access and potential damage to their new driveway. *(Officer Note: concerns regarding the possible blocking of and damage to the driveway are not ones that can be addressed through the planning process as these are civil matters to be agreed between the parties).*

**Policy:**

10. The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

- 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
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Vision Policy BV1 - Presumption in Favour of Sustainable Development

**Other Planning Policy:**

11. National Planning Policy Framework (2018)

**Officer Comment:**

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

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

**NPPF Clarification**

13. The National Planning Policy Framework (NPPF) was revised in July 2018 and is a material consideration in decision making from the day of its publication.

14. 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.

15. The key development plan policies in this case are policies DM2 and DM24; it is therefore necessary to understand how the NPPF deals with the issues otherwise raised in these policies, and to understand how aligned the DM Policies and the NPPF are.

16. Where there is general alignment then full weight can be given to the relevant DM Policy. Where there is less (or even no alignment) then this would diminish the weight that might otherwise be able to be attached to the relevant DM Policy.

17. DM2 and DM24 concern the preservation of existing amenity whilst ensuring proposed development does not erode an area's prevailing

character. Chapter 122 of the new NPPF strives to achieve the same and as such, DM2 and DM24 can be given full weight.

18. Policy DM24 states that extensions and alterations shall respect the scale, character and 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 or adversely affect the residential amenity of neighbouring dwellings.
19. In this case, the dwelling is positioned within a curtilage of a sufficient size such that the proposal does not represent overdevelopment of the plot.
20. The extension constitutes a subservient addition to the front of the property and is considered to be respectful of the character, scale, design and appearance of the existing dwelling and the surrounding area. The proposed front extension is a modest addition with no adverse impacts on neighbouring amenity by virtue of loss of light, overbearing or overlooking.
21. The extension is proposed to be constructed in a composite weatherboard finish in a 'sail cloth' (cream) colour with brown concrete tiles to match the existing house. This material finish is an appropriate one which will complement the existing.

### **Conclusion:**

22. 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:**

23. 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.

Reference No:	Plan Type	Date Received
7228 201	Proposed Floor and Roof Plan	07.08.2018
7228 202	Proposed Elevations	07.08.2018
7228 101	Existing Floor and Roof Plan	07.08.2018
7228 102	Existing Elevations	07.08.2018
7228 100	Location & Existing Block Plan	07.08.2018
7228 200	Proposed Block Plan	07.08.2018

**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=summary&keyVal=PD1RIKPDHX000>