



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/19/010

## Development Control Committee 3 January 2019

**Planning Application DC/18/2243/HH &  
DC/18/2244/LB –  
Manor House, Church Road, Great Barton,  
Bury St Edmunds**

<b>Date Registered:</b>	05.11.2018	<b>Expiry Date:</b>	31.12.2018 extension of time 07.01.2019
<b>Case Officer:</b>	Elizabeth Dubbeld	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Great Barton	<b>Ward:</b>	Great Barton
<b>Proposal:</b>	Householder Planning Application - single storey rear extension with associated alterations		
<b>Site:</b>	Manor House, Church Road, Great Barton		
<b>Applicant:</b>	The Hon. James and Mrs Broughton		

### **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 the Development Control Committee as a Member of the Borough Council, Councillor Sarah Broughton, is the applicant.**

**1.0 Proposal**

1.1 The application seeks planning permission for the construction of a single storey rear extension with associated alterations. The proposed extension comprises 3 distinct blocks, connected to each other and to the rear of the building. The extension extends 7.1 metres from the rear wall, and 11.5 metres in overall width, and adds a total of approximately 50m<sup>2</sup> in floor area to the host dwelling.

**2.0 Application Supporting Material:**

- Location plan - 5018-01
- Existing block plan - 5018-02
- Existing elevations and floor plans - 5018-03
- Proposed elevations and floor plans - 5018-04
- Proposed block plan - 5018-05
- Roof plans - 5018-03

**3.0 Site Details**

3.1 The Manor House is located on the Southern edge of the village of Great Barton, fronting onto Church Road. It is a 17th century and later Timber-framed and rendered Grade II Listed dwelling. The house sits on a very large curtilage and is surrounded by a number of barns and outbuildings.

The extension is proposed on the north elevation, the functional rear of the house. In 2005 and 2007, planning permission was granted for alterations and extensions to outbuildings associated with conversion of barns to form office and ancillary accommodation.

**4.0 Planning History:**

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision Date</b>
DC/18/2243/HH	Householder Planning Application - single storey rear extension with associated alterations	Pending Decision	
DC/18/2244/LB	Application for Listed Buildings Consent - single storey rear extension with associated alterations	Pending Decision	
SE/05/1597/LB	Listed Building Application - Alterations associated with conversion of barns to office accommodation including (i) insertion of first floor and (ii) additional windows	Application Granted	21.07.2005
SE/05/1262/LB	Listed Building Application - Alterations and extensions to outbuildings associated	Application Granted	18.05.2007

	with conversion to form ancillary accommodation to Manor House (revised scheme)		
SE/05/1261/P	Planning Application - Conversion and extension to outbuildings to form ancillary accommodation to Manor House (revised scheme)	Application Granted	18.05.2007
E/90/2499/LB	Listed Building Application - Internal alterations, improvements and renewal of external windows	Application Granted	01.11.1990

## 5.0 Consultations

5.1 Great Barton Parish Council – In support of the application

5.2 Conservation Officer - The proposed development follows the advice offered at pre application stage. I therefore have no objections subject to the following conditions:

Window details 0900

Door details 09PP

Sample of external materials 09D ii

Sample panel of flintwork 09CC

Foundation design - A detailed design scheme of the proposed foundations to the relevant location shall be submitted to and approved in writing by the LPA to demonstrate the existing underground structure will not be affected by the proposal.

5.3 Ward Councillor – No comment received

## 6.0 Representations

6.1 No representations received

## 7.0 Policy

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:

Core Strategy Policy CS3 - Design and Local Distinctiveness

Policy DM1 - Presumption in Favour of Sustainable Development

Policy DM2 - Creating Places Development Principles and Local Distinctiveness

Policy DM5 – Development in the Countryside

Policy DM15 – Listed Buildings

## **8.0 Other Planning Policy**

8.1 National Planning Policy Framework (2018)  
National Planning Practice Guidance (2018)

8.2 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. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.

## **9.0 Officer Comment:**

9.1 The main planning considerations in determining this planning application are:

- Impacts on residential amenity
- Impacts on street scene
- Design and Form

### Residential amenity

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.

In the case of this application, the dwelling is centrally located within a very large curtilage which is able to accommodate the scale of extension without over-development occurring.

The proposed extension is considered to have no adverse impact on the residential amenity of occupants of nearby properties given the relationship between this property and its neighbours. The nearest neighbours to the north are located 192 metres away (Vicarage) and 208 metres away (Chestnuts), and given the distance and the fairly substantial vegetative screening on the perimeter of the host property, there are no anticipated harmful impacts on these neighbouring dwellings as a result of the proposed extension. To the south, the nearest neighbours, Manor Farm Cottages, are located 77 metres away, but are screened from any views of the proposed extension by the host dwelling.

From Church Road, views of the proposals are screened by hedgerows and not anticipated to cause harm to the countryside character of the

neighbourhood, given the single storey nature of this extension and use of appropriate materials and design.

### Design and Form

The proposed extension is located to the rear of the host dwelling, and although not a small extension at 50m<sup>2</sup>, in relation to the substantial size of the host dwelling, is both appropriately subservient in scale and harmonious in design. It is therefore consistent with policy requirements regarding design and form.

#### 9.2 The main conservation considerations in determining this listed building consent application are:

- Impacts on the listed building in question

The historically and architecturally significant core of the building will not be impacted upon as part of the proposed works. The key elevation which contributes most significantly to the overall group setting, the southern elevation, will be unchanged by the proposals.

The applicant engaged in a pre-application process, where discussions and site visits were held with a planning officer and a conservation officer. The application reflects this and the Conservation officer has submitted the following comment:

*'The proposed development follows the advice offered at pre application stage. I therefore have no objections subject to the following conditions:*

- *Window details 0900*
- *Door details 09PP*
- *Sample of external materials 09D ii*
- *sample panel of flintwork 09CC*

*Foundation design - A detailed design scheme of the proposed foundations to the relevant location shall be submitted to and approved in writing by the LPA to demonstrate the existing underground structure will not be affected by the proposal. '*

Therefore, the proposed rear extension has a limited impact on the listed building and reflects an appropriate design and form to complement the listed building, making the proposal acceptable from a conservation perspective.

#### **10. Conclusion:**

In conclusion, the principle and detail of the planning application and the listed building consent application are considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

#### **Recommendation:**

11. 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:

- Location plan - 5018-01
- Existing block plan – 5018-02
- Existing elevations and floor plans – 5018-03
- Proposed elevations and floor plans – 5018-04
- Proposed block plan – 5018-05
- Roof plans – 5018-03

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

12. It is recommended that listed building consent be **APPROVED** subject to the following conditions:

1. Time limit: 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. Compliance with plans: The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

- Location plan - 5018-01
- Existing block plan – 5018-02
- Existing elevations and floor plans – 5018-03
- Proposed elevations and floor plans – 5018-04
- Proposed block plan – 5018-05
- Roof plans – 5018-03

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

3. Window details 0900: No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/ replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section

16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

4. Door details 09PP:

No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/replacement internal/external doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

5. Sample of external materials 09D ii:

No development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

a. Samples of external materials and surface finishes

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

6. Sample panel of flintwork 09CC :

No development above ground level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Sample panel(s) of all new facing brickwork/ flintwork shall be constructed on site showing the proposed brick types, colours, textures, finishes/dressings of the flint; face bond; and pointing mortar mix and finish profile and shall be made available for inspection by the Local Planning Authority;

i) The materials and methods demonstrated in the sample panel(s) shall be approved in writing by the Local Planning Authority.

The approved sample panel(s) shall be retained on site until the work is completed and all brickwork shall be constructed in all respects in accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

7. Foundation design - A detailed design scheme of the proposed foundations to the relevant location shall be submitted to and approved in writing by the LPA to demonstrate the existing underground structure will not be affected by the proposal.

Reason: In the interests of protecting the listed building

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/2243/HH](https://www.planningportal.co.uk/permissions/planning-permission/DC/18/2243/HH)