



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/031

Development Control Committee 28 March 2019

Planning Application DC/19/0077/HH & Listed Building Consent DC/19/0078/LB – 143 Southgate Street, Bury St Edmunds

Dates Registered: (i) 15.01.2019
(ii) 07.02.2019

Expiry Dates: (i) 12.03.2019
(ii) 04.04.2019

EOT Agreed: (i) 04.04.2019

Case Officer: Debbie Cooper

Recommendation: Approve Applications

Parish: Bury St Edmunds
Town Council

Ward: Abbeygate

Proposals:

- (i) Householder Planning Application - (i) single storey rear extension (following demolition of existing rear extension) (ii) loft conversion and (iii) demolition and replacement of boundary wall (resubmission of DC/18/1700/HH)
- (ii) Application for Listed Building Consent - (i) Demolition of boundary wall with No.143 and (ii) replacement boundary wall.

Site: 143 Southgate Street, Bury St Edmunds

Applicant: Mr and Mrs Blake

Synopsis:

Applications 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 applications and associated matters.

CONTACT CASE OFFICER:

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Background:

These applications are referred to the Development Control Committee as the applicant is employed by St Edmundsbury Borough Council.

The Town Council raise no objections and the applications are recommended for APPROVAL.

Proposal:

1. Planning permission and listed building consent are sought for:
 - i. A single storey rear extension to create an enlarged kitchen / diner. The proposed extension measures 3 metres in depth and 5 metres in width, with the right flank wall forming part of the new boundary wall with No. 146. The height to the eaves is 2.6 metres with a ridge height of 3.7 metres. Within the existing open corridor space at ground floor a new utility room is to be created by infilling and adding a rear window.
 - ii. A loft conversion to create a fourth bedroom with en-suite. This conversion includes the addition of 3 rear facing rooflights.
 - iii. Demolition and replacement of the existing boundary wall between 143 and 146. This wall forms part of the historic boundary of 146, a Listed Building, and comprises a mixture of historic flint work and later brick repairs. The proposed replacement wall will be constructed with a rendered masonry finish facing towards 143 and facing brickwork towards 146 and will replicate the height of the existing wall at 2.85 metres.
2. The householder application is a resubmission of DC/18/1700/HH which was withdrawn to enable consideration of the boundary wall replacement and the need for Listed Building Consent.
3. The householder application as originally submitted proposed a rear extension of 1.4 metres in depth, extending across the full width of the rear elevation and with a ridge height of 3.2 metres. The amendments to increase the depth, reduce the width, raise the ridge height and utilise the right flank wall of the extension as part of the new boundary wall were at the request of the applicant.

Application Supporting Material:

4. Information submitted with the applications as follows:
 - Location plan
 - Proposed block plan
 - Existing and proposed floorplans and elevations
 - Design and Access Statement incorporating Heritage Statement

Site Details:

5. The application site of 143 Southgate Street comprises of a two-storey terraced dwelling situated within the settlement boundary of Bury St Edmunds and within a designated Conservation Area and an Article 4 Area

restricting permitted development. The adjacent property at 146 is Grade II Listed.

6. No. 143 has no vehicular access and parking is on-street with a residential parking permit scheme in operation.

Planning History:

| Reference | Proposal | Status | Decision Date |
|------------------|---|-----------------------|----------------------|
| DC/18/1700/HH | Householder Planning Application - (i) Single storey rear extension (following demolition of existing rear extension); (ii) loft conversion; (iii) replacement of boundary wall | Application Withdrawn | 14.11.2018 |

Consultations:

7. Conservation Officer: The proposed work involving the demolition of the boundary wall between the application site and the neighbouring listed building was discussed informally. The wall is in a poor state of disrepair which due to the nature of its construction is likely to lead to collapse sooner rather than later. The existing wall is mixture of historic flint work and later brick repairs. The use of brick facing the garden side of the listed building is therefore considered acceptable. The proposed extension is located to the rear of an unlisted building and will not affect the character or appearance of the conservation area. I therefore have no objections to either the reconstruction of the wall or the proposed extension subject to samples of external materials for the reconstruction of the boundary wall.
8. Highways: Further to our no highways comment consultation response to DC/18/1700/HH – this proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council, as the Highway Authority, does not wish to restrict the grant of permission.

Representations:

9. Town Council: No objection based on information received subject to Conservation Area issues and Article 4 issues.
10. Neighbours: the owner/occupier of 146 has raised concerns that:
 - i. the replacement wall should be to the same height as the existing wall in order to maintain privacy (Officer Note: the plans show that the new wall will be at the same height as the existing wall at 2.85 metres)
 - ii. there should be no damage to their garage wall and garden plants (Officer Note: concerns regarding possible damage are not ones that can be addressed through the planning process as these are civil matters to be agreed between the parties)

Policy:

11.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 DM15 Listed Buildings
- Policy DM16 Local Heritage Assets and Building Protected by an Article 4 Direction
- Policy DM17 Conservation Areas
- 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:

12.National Planning Policy Framework (2019) paragraphs 124-132 and 184-202.

Officer Comment:

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

- Principle of Development
- Design and form
- Impact on neighbouring amenity
- Impact on the Listed Building
- Impact on the Conservation Area / Article 4 Area

NPPF Clarification

14.The NPPF was revised in February 2019 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.

15.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.

16.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.

17. 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.
18. The rear extension constitutes a subservient addition to the property and is considered to be respectful of the character, scale, design and appearance of the existing dwelling and the surrounding area.
19. Given the location, nature and scale of the proposed extension it is considered that there will be no adverse impact on neighbouring amenity by virtue of loss of light, overbearing or overlooking.
20. The replacement of the curtilage listed wall between 143 and 146 is acceptable given its current poor condition. The proposed material finish, with rendered masonry facing towards 143 and the use of brick facing the listed building at 146, is appropriate.
21. The proposed extension, replacement wall and new rooflights are all located to the rear of the property. There is therefore no adverse impact on the character or appearance of the Conservation Area / Article 4 Area.

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:

| Reference No: | Plan Type | Date Received |
|----------------------|-----------------------------------|----------------------|
| 18-007-01 Rev P3 | Proposed Elevations & Floor Plans | 05.02.2019 |
| (-) | Design and Access Statement | 05.02.2019 |
| 18-007-Plans Rev P4 | Block Plan and Site Location Plan | 07.02.2019 |
| 1/001 | Existing Floor Plans | 15.01.2019 |
| 1/001 | Existing Elevations | 15.01.2019 |

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

And, Listed Building Consent 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:

| Reference No: | Plan Type | Date Received |
|----------------------|-----------------------------------|----------------------|
| 18-007 REV P4 | Proposed Elevations & Floor Plans | 06.02.2019 |
| 18-007-PLANB REV P4 | Block Plan and Site Location Plan | 07.02.2019 |
| (-) | Design and Access Statement | 06.02.2019 |

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

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

i) Samples of external materials for the reconstruction of the boundary wall

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

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.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to these applications can be viewed online

- DC/19/0077/HH <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PLBU1FPDLB100>
- DC/19/0078/LB <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PLBU1TPDLB300>