

Development Control Committee

23 May 2021

Late Paper

Item 10 – DC/21/0640/HH: 60 The Street, Barton Mills.

Case Officer: Alice Maguire

An appeal decision has been received for an application at this site, which was considered and refused at Development Control Committee in 2020. The reference for this application is DC/20/1063/HH and the proposal was for a new garage and vehicular driveway improvements.

The inspector states in paragraph 6 of their in their report (attached at Appendix A) that

“Although set back from the road and partially shielded by trees and the boundary wall, the size of the proposed garage is excessive in both floorspace and height when compared to the main dwelling. Due to its large and bulky size and prominent positioning forward of the current building line, the garage would appear as a significant and dominant addition to the streetscene which would not be subservient to the host dwelling. The coverage of part of the open space to the front of the dwelling would result in the loss of the site’s spacious nature to the detriment of the character and appearance of the Conservation Area”.

They conclude by stating that the development fails to preserve the character and appearance of the surrounding area and Barton Mills Conservation Area and would conflict with Section 72(1) of The Act, CS5 of the Forest Heath Core Strategy Development Plan Document (2019), and policies DM2, DM17 and DM24 of the West Suffolk Joint Development Management Policies Document (2015).

This decision is a material consideration in the determination of the current application and further reinforces the concerns set out in the committee report. The reason for refusal should now read as follows:

1. The pattern of development in this particular part of the village comprises of large, detached properties that are set back from the highway with large front gardens which offer a sense of openness. This spaciousness is considered to contribute positively to the character and appearance of the conservation area. The proposed garage is considered to be a large, bulky and visually prominent addition that will compromise the open and spacious character of the conservation area. The proposed garage is therefore considered to be in material conflict with policy CS5 of the Core Strategy, policies DM2, DM17 and DM24 of the Joint Development Management Policies Document, and the advice contained within the National Planning Policy Framework which seeks to ensure that new development is sympathetic to the local character.