

Development Control Committee 4 May 2022

Planning Application DC/22/0090/HH – 18 Aspal Hall Road, Beck Row

Date registered:	28 January 2022	Expiry date:	25 March 2022
		EOT agreed:	05 May 2022
Case officer:	Debbie Cooper	Recommendation:	Approve application
Parish:	Beck Row, Holywell Row & Kenny Hill	Ward:	The Rows
Proposal:	Householder planning application - a. outbuilding to front elevation b. cladding of front elevation		
Site:	18 Aspal Hall Road, Beck Row, IP28 8BE		
Applicant:	Steve Sharp		

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:

This application is before the Development Control Committee following consideration by the Delegation Panel. It was referred to the Delegation Panel as the Officer's recommendation was one of APPROVAL, contrary to the Parish Council's objection to the application.

Proposal:

1. Planning permission is sought retrospectively for a single storey outbuilding to the front of the dwelling to create a disability gymnasium for the personal use of the applicant. The outbuilding measures up to 6.5 metres in depth and 4.6 metres in width, with a flat roof to a height of 2.3 metres. The outbuilding is clad with a charcoal colour cement board cladding.
2. The proposal was amended during the course of the application to also include (retrospectively) the cladding of the front elevation of the house, to match the finish of the outbuilding.

Site details:

3. The application site comprises of a single storey detached dwelling situated within the settlement boundary of Beck Row.
4. The dwelling is set back from the road with off-road parking. There is a low wall and railings to the front and southern side boundary, with a fenced boundary to the northern side. Aspal Hall Road is a Public Right of Way (footpath) and immediately to the rear of the site is Aspal Park, a County Wildlife Site.

Planning history:

5. None

Consultations:

6. **Environment & Transport – Highways:** For Suffolk County Council to determine the application, property bedrooms should be provided to determine the level of parking that should be allocated to the dwelling as per Suffolk Guidance for Parking 2019. As per SGP 2019, a class C3 dwelling with four-bedrooms is required to have 3+ parking spaces. Along with this, amendments should be made to drawing no. 01-22 to show the dimensions of each parking space. In addition to above, any new access in this location would need to be designed in accordance with Suffolk County Council's Standard Access Drawing No. DM01; with an entrance width of 3.0m. This should be clearly denoted on a revised plan, alongside the visibility splays outlined above. Until the details outlined above have been submitted for review, Suffolk County Council as Highway Authority recommends a Holding Objection. The following information would also be required: Areas have been allocated for bin storage; however, no location has been assigned for presentation. Drawing to be revised with allocated areas for bin presentation on site.

Officer note: following clarification of bedroom numbers and existing access, the following additional Highways comments were received: –

No objections subject to a condition requiring the provision and maintenance of off-road parking.

Officer note: The Highways Authority also requested electric vehicle charging infrastructure, cycle storage and bin presentation – as this application is a householder application for the provision of an outbuilding and cladding, we are unable to secure this under this application.

7. **Green Access Team Suffolk County Council Rights Of Way:** no objections; provided advisory notes for the applicant.

Representations:

8. **Parish Council:** object. The objections are based on the construction being forward of the established building line and not in keeping with the street scene.

Officer note: following the inclusion of the front cladding, the Parish Council confirmed that they continue to object and that previous observations regarding this application still stand.

9. **Neighbours:** no representations received

Policy:

10. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council.

11. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 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 CS5 - Design quality and local distinctiveness

Other planning policy:

12. National Planning Policy Framework (NPPF)

13. The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 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 provision of the 2021 NPPF that full weight can be attached to them in the decision-making process.

Officer comment:

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

- Principle of Development
- Impact on neighbouring amenity
- Impact on street scene/character of the surrounding area
- Impact on highway safety

Principle of development

15. Policy DM24 states that extensions and alterations (including outbuildings) 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.

16. In this case, the curtilage of the site is large enough to accommodate the outbuilding without overdevelopment occurring. Therefore, the principle of the development is considered to be acceptable, albeit further consideration is necessary in relation to character, appearance and amenity impacts.

Impact on neighbouring amenity

17. The outbuilding is sited adjacent to the northern side boundary of the dwelling, beyond which is an area of trees and shrubs which form an entrance to Aspal Park County Wildlife Site. The outbuilding has a modest height of 2.3 metres and is sited a sufficient distance from the neighbouring property to the south such that there are no significant adverse impacts on residential amenity arising in terms of loss of light, overlooking or an overbearing impact. It is therefore considered to comply with policies DM2 and DM24 which seek to ensure that development does not have a detrimental impact on residential amenity.

Impact on street scene / character of the surrounding area

18. Policy DM24 states that planning permission for alterations or extensions to existing dwellings, including development within the curtilage, will be acceptable provided that the proposal respects the character, scale and design of the existing dwelling and the character and appearance of the immediate and surrounding area. Likewise, policy DM2 requires that proposals recognise and address the key features, characteristics and special qualities of an area and maintain or create a sense of place.

19. Whilst the properties in the row are identical in design, the material finish and appearance of several have been updated to include render and cladding, including an identical cladding finish to the front elevation of the immediate neighbour to the south. The material finish is therefore considered to be appropriate.

20. The outbuilding, whilst forward of the front elevation of the house by 3.2 metres, has a modest height of 2.3 metres. This along with its position adjacent to the fence means that it is not an overly prominent feature in the street scene when approaching from the north. The blending of the material finish with the front of the dwelling gives the appearance of an extension to the dwelling, which, given its position at the end of the row of properties, is considered to be of an appropriate design, scale and form, respecting the character of the dwelling and the wider area. It is therefore considered to comply with policies DM2 and DM24.

Impact on highway safety

21. The property retains at least one off-road parking space, consistent with parking standards for a two-bedroom property, in accordance with policy DM46.

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 condition:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reference number	Plan type	Date received
01-22	Location plan	20 January 2022
01-22	Ex elevations & floor plans	18 February 2022
01-22	Proposed plans	18 February 2022

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/22/0090/HH](https://www.planningportal.co.uk/permissions/planning-portal/DC/22/0090/HH)