

## **Development Control Committee 7 December 2022**

### **Planning Application DC/22/1631/FUL – Abbotts House, 2 Newmarket Road, Bury St Edmunds**

**Date registered:** 26 September 2022      **Expiry date:** 21 November 2022  
EOT 09 December 2022

**Case officer:** Tamara Benford-Brown      **Recommendation:** Approve application

**Parish:** Bury St Edmunds      **Ward:** Minden  
Town Council

**Proposal:** Planning application - a. single storey rear extension (demolition of existing conservatory) b. external wall insulation c. re roofing d. PV solar panels to south and east elevation e. free-standing pergola in rear garden

**Site:** Abbotts House, 2 Newmarket Road, Bury St Edmunds, IP33 3SN

**Applicant:** West Suffolk Council

**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 Development Control Committee as the applicant is West Suffolk Council.**

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

## **Proposal:**

1. Planning permission is sought for alterations and extensions to Abbots House, Bury St Edmunds, including:
  - i. A single storey rear extension (replacing an existing conservatory) to create a new dining and kitchen area. The new extension will measure approx. 5.5m deep from the rear elevation, 4.3m in width, 2.4m to the eaves and will include a flat roof with a maximum height of 3.0m.
  - ii. External wall insulation and re-rendering on all elevations finished in white.
  - iii. Re-roofing the existing roof using natural red pantiles and adding pv solar panels to the south and east elevations. On the front elevation, the existing bay windows and porches are also being changed from pitched to flat roofed to match the new rear extension.
  - iv. A free-standing pergola/canopy structure in the rear garden. The structure will measure approx. 6.0m deep, 3.0m in width, 2.0m to the eaves and includes a 2.8m high hipped roof.

## **Site details:**

2. The site is situated on Newmarket Road, within the settlement boundary of Bury St. Edmunds. Beetons Way footpath runs along the eastern boundary which links down to Abbeycroft Leisure centre and West Suffolk House council offices. There are residential properties to the north and west and on the opposite side of Newmarket Road to the south. The town centre is approximately 1km to the east. Abbots House is sited adjacent to Gibraltar Barracks which is surrounded by a Grade II Listed wall. In addition, there are many protected trees within the Barracks however it is not considered the proposal will impact the wall or any trees.
3. The property is used for temporary accommodation for families and vulnerable adults who have become in need of temporary accommodation whilst waiting for permanent rehousing. Residential parking for the property is accessed off Newmarket Road and is sited towards the back on the property in a private parking area.

## **Planning history:**

4. Most recent:

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision date</b>
DC/14/1106/FUL	Planning Application - Subdivision of first floor living	Application Granted	15 December 2014

accommodation to create three self-contained flats with associated alterations as amended by drawing no's 1376 07 rev B received on 1st September and 1376 09 rev B rec 8th September amending the external staircase and indicating nominated parking.

DC/15/1540/FUL	Planning Application- Change of use of existing Bed & Breakfast establishment to a House of Multiple Occupation	Application Granted	1 October 2015
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**Consultations:**

**5. Town Council:**

13.10.2022

Based on information received Bury St Edmunds Town Council recommends APPROVAL

**6. Ward Councillor(s):**

No comments received.

**7. Green Access Team, Suffolk County Council:**

No comments received.

**8. Ramblers Association:**

No comments received.

**Representations:**

9. No neighbour 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 St Edmundsbury Borough Council.

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

- Policy DM2 Creating Places Development Principles and Local Distinctiveness.
- Policy DM8 Low and Zero Carbon Energy Generation.
- Policy DM23 Special Housing Needs
- Core Strategy Policy CS3 – Design and Local Distinctiveness.

**Other planning policy:**

12. National Planning Policy Framework (NPPF)

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:**

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

- Principle of Development
- Character and Design
- Impact on Neighbouring Amenity

**Principle of Development**

14. Policy DM23 seeks to support proposals for extensions to existing accommodation (for particular housing needs). Such proposals will be permitted providing the proposed development is designed to meet the specific needs of residents including requirements for disabled persons where appropriate; and includes appropriate amenity space for residents of an acceptable quantity and quality. The policy also seeks to ensure sites are well served by public transport, community and retail facilities and do not create an over concentration of similar accommodation in any one street or area.

In this case, Abbotts House is an existing house in multiple occupation (HMO) housing vulnerable adults and families and is located close to shops, services and retail facilities and is therefore already ideally located. An extension to improve the facilities at the property is welcomed and can therefore be supported in principle. Matters of design and amenity are considered further below.

## **Character and Design**

15. Policies DM2, DM23 and CS3 all seek to ensure that proposed extensions and alterations to dwellings respect the character, scale and design of the host dwelling and the surrounding area and retain adequate amenity space within its curtilage.
16. Policy DM2 states that proposals for all development should (i) recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and (ii) maintain or create a sense of place and/or local character.
17. The replacement rear extension is a subservient addition to the property and replicates a similar footprint to the existing conservatory which is to be demolished. It will be constructed from brick for the external walls and include UPVC windows on the north elevation and a UPVC door and side windows on the west elevation which will lead out into the garden area. A rooflight will also be included within the flat roof to provide additional natural light. As the extension is on a similar footprint to the conservatory, adequate amenity space within the rear garden will be retained. Furthermore, the extension in terms of design and form is considered to be respectful of the character, scale, design and appearance of the existing dwelling and the surrounding area.
18. Within the preamble of policy DM8 it states that "the authorities will consider favourably...proposals for the generation of renewable energy". Solar panels are proposed to be added to the south and east elevation roof slopes of Abbotts House. The panels on the south elevation will be sited on the front and therefore will be visible within the public domain. Replacement roof tiles coloured natural red are proposed which will match the existing, as well as changing the existing front pitched roofs on the bay windows and porches to flat roofs. Throughout Newmarket Road and the surrounding street-scene there is a range of character in terms of roofing designs and in relation to differing external materials for the dwellings. The implementation of solar panels, replacement roof tiles and amending the pitched roof sections to flat roofs, will not have an adverse impact on the character of Abbotts House or the surrounding area, in accordance with policy DM2. The implementation of solar panels would contribute to the eco-credentials of the property as encouraged within policy DM8 and are therefore considered to be acceptable.
19. Abbotts House currently has red brick external walls, however the application proposes to add external wall insulation and re-render all elevations, finished white in colour. Newmarket Road does not have a uniform character in terms of dwelling materials and design. Render is present along the road towards the west in neighbouring dwellings so therefore it is not considered the addition of this material would adversely impact the dwelling or wider street scene and is therefore appropriate and policy compliant in this case.

## **Neighbouring Amenity**

20. Policy DM2 seeks to ensure that new development does not have a detrimental impact on residential amenity, nor the amenities of the wider area. Policy states the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light or other pollution

(including light pollution, or volume or type or vehicular activity generated), must be considered.

21. The replacement rear extension is single storey in design and is positioned away from the boundary with the immediate neighbour to the east with enough separation distance between the two properties. Furthermore, it is not considered that the rear extension will have adverse impacts to neighbouring amenity by virtue of loss of light, overbearing or overlooking and therefore complies with policy DM2.
22. The addition of the free-standing pergola will provide a covered amenity space within the garden of Abbots House. The structure will sit adjacent to the proposed extension to the east and include a white PVC translucent cover. This element of the proposal would ordinarily accord with permitted development (PD) requirements under Class E (GPDO, 2015). However, as Abbots House is in multiple occupancy, it does not benefit from PD rights and therefore has been included and assessed within this application. Although the structure will be positioned closer to the boundary, it is not considered it will have adverse impacts to neighbouring amenity and is therefore acceptable.

### **Conclusion:**

23. 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:**

24. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun not later than three 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, unless otherwise stated below:

<b>Reference number</b>	<b>Plan type</b>	<b>Date received</b>
30-001	Site location plan	16 September 2022
30-002	Block plan	16 September 2022
30-005	Demolition plan	16 September 2022
30-007	SHEET 1 Proposed elevations	16 September 2022
30-008	SHEET 2 Proposed elevations	16 September 2022
30-011	Site plan	16 September 2022
30-013	Proposed roof plan	16 September 2022
30-014	Proposed elevations	16 September 2022
LSDP 1889.01	Landscape photos	16 September 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/22/1631/FUL](#)