

Development Control Committee 6 September 2023

Planning Application DC/23/0951/HH – 1 Derby Place, Great Barton

Date registered:	21 June 2023	Expiry date:	15.09.2023 - EOT
Case officer:	James Morriss	Recommendation:	Refuse application
Parish:	Great Barton	Ward:	The Fornhams and Great Barton
Proposal:	Householder planning application - a. first floor side extension b. flat roofs replaced with pitched roofs c. replacement cladding to all elevations c. insert window to rear elevation first floor		
Site:	1 Derby Place, Great Barton		
Applicant:	Mr Jon Neilson		

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 was considered at Delegation Panel on 15 July 2023 as the Officer recommendation for refusal was contrary to the Parish Council's support for the proposal.

In addition, Councillor Beccy Hopfensperger requested that the application be brought forward to the Development Control Committee. It was agreed by the Delegation Panel that this application should be referred to Development Control Committee for determination.

Proposal:

1. Planning permission is sought to replace the existing flat roof garage and dormer with a pitched roof and a first-floor side extension. Permission is also sought to replace the existing cladding and insertion of a window within the rear elevation.
2. The proposed first floor extension will have a height of 7.1 metres to the ridge, 4.9 metres to the eaves, a width of 8.4 metres and a depth of 9.76 metres. The proposed pitched roof to the existing dormer will have a height of 6.3 metres. The pitched roof to the existing garage will have a height of 3.86 metres.
3. The additions will all be finished in boothbay blue horizontal boarding and Redland Cambrian slates.

Site details:

4. The application site consists of a detached dormer bungalow located within the defined housing settlement boundary of Great Barton. The site is not located within a Conservation Area.
5. Derby Place has a verdant and spacious character with large open green space and a variety of large trees and hedging. The application site is partially screened from Derby Close by existing trees and due to its modest nature, it assimilates into the verdant backdrop.

Planning history:

6. Reference	Proposal	Status	Decision date
E/82/2481/P	Erection of rear extensions to form dining room, bathroom and toilet	Application Granted	2 September 1982

Consultations:

7. Parish Council

Great Barton Parish Council support this application.

8. Councillor Beccy Hopfensperger (Ward Member)

My reasoning behind calling the application in that the proposed application looks to improve an existing property which as it stands is out of keeping with the other properties in the area with no architectural value. The application by adding a pitched roof will greatly improve the property and ensure that the property is in keeping with the surrounding area and properties.

Representations:

9. Hambledon – We have no objections to the planning application.

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 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 DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage

Policy DM46 Parking Standards

Core Strategy Policy CS2 – Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS4 – Settlement Hierarchy and Identity

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:

The issues to be considered within this application are:

- The principle of development
- Design and layout
- Impact on neighbouring amenity
- Impact on ecology
- Impact on the highway

The principle of development

13.The application site is located within the defined housing settlement boundary of Great Barton. Policy CS4 identifies Great Barton as a Local Service Centre which is predominately residential in its fabric.

14.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.

15.Accordingly, given the site's location within the settlement boundary, and owing to the provisions of policy DM24, the principle of development in this location is acceptable subject to material planning considerations as set out below.

Design and layout

16.Given that the principle of development is considered acceptable in this location, regard must then be had to the design, form and scale of the proposal. This requires the proposal to be considered against policies CS3, DM2 and DM24.

17. Policy DM2 states that planning permission for all developments should recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this. Policy CS3 states that proposals for all new development must create and contribute to a high quality, safe and sustainable environment.
18. Policy GB12 of the Great Barton Neighbourhood Plan states that proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment. GB12 requires that development must harmonise and enhance existing settlement in terms of physical form, architecture and land use. The policy also requires that planning applications respect surrounding buildings in terms of scale, height, form and massing and adopt contextually appropriate materials and details.
19. In principle, an extension and alteration to improve the visual appearance of this property could be accommodated. However, the proposed extensions physical mass and bulk at a height of 7.1 metres is not compliant with policy DM2. In relation to the existing dwelling the extension would appear out of character and the physical massing of the extension does not represent a subservient addition. The bulk of the first-floor extension alone is 2.6 metres taller than the existing side dormer. In combination with the proposed pitched roof to the existing garage, the depth, height and width give rise to an addition which does not respect the scale of the host dwelling and results in a poorly designed scheme which fails to meet the provisions of policies CS3, DM2, DM24 and GB12.

Neighbouring amenity impact

20. Policy DM2 and DM24 are also relevant in considering the impact on the amenity of adjacent dwellings. Policy DM2 requires that 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 application site benefits from a large plot. The rear elevation of the host dwelling is sited approximately 20 metres from the southern boundary. Due to this separation and existing presence of first floor windows the proposed works are not considered to result in an adverse overlooking or overbearing impacts upon neighbouring amenity. The proposal therefore complies with policies DM2 and DM24 in this regard.

Ecology Matters

22. When determining applications, the LPA has a statutory duty to consider biodiversity under s40 of the NERC Act 2006. The NPPF (2021) within section 15, para 180 seeks to conserve and enhance biodiversity and suggests that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

23. At a local level, this is exhibited through policies CS2, DM10, DM11 and DM12.

24. In this instance, the site is within an established residential curtilage and as such, it is not considered that a formal ecology report is required. No valued or protected landscapes or habitats will be affected by the proposal, which is not considered to be at odds with the above identified policies.

Impact on highway

25. Paragraph 111 of the National Planning Policy Framework (2021) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Policy DM2 requires proposals to accord with standards and to maintain or enhance the safety of the highway network.

26. The host dwelling is a 4-bedroom dwelling. The proposed first floor extension will provide an additional 3 bedrooms creating a 7-bedroom dwelling. Suffolk County Council require that a 4+ bedroom dwelling has 3 spaces. In this case, there is sufficient parking on site to comply with Suffolk County Council's parking guidance. The application is therefore not considered to result in an adverse impact upon highway safety and complies with policies DM2 and DM46.

Conclusion:

26. The development would provide some economic benefit during construction which weighs very modestly in favour of the proposal.

27. However, significant weight is attached to the adverse impact of this development upon the character and appearance of the area. On-balance, the harm arising from this development is considered to outweigh the identified benefits.

28. In conclusion, the principle and detail of the development is not considered to be acceptable and does not comply with the relevant development plan policies and the National Planning Policy Framework.

Recommendation:

29. It is recommended that planning permission be **REFUSED** for the following reasons:

1. Policy DM2 states that proposed developments should produce designs that respect the scale and density of the immediate and surrounding area in order to prevent adverse impacts upon residential amenity. Likewise, Policy DM24 strives to ensure that extensions to existing dwellings respect the character, scale and design of the dwelling as well as the character and appearance of the area. Policy GB12 requires that planning applications respect surrounding buildings in terms of scale, height, form and massing and adopt contextually appropriate materials and details.

The host dwelling currently assimilates into the verdant backdrop due to its modest scale within a large plot. The proposed additions would be

visually intrusive and dominate within the street scene due to its height, scale and bulk. The proposed scheme does not respect the character of the existing property or the wider area and results in a poorly designed scheme which fails to meet the provisions of policies CS3 of the St Edmundsbury Core Strategy 2010, policies DM2 and DM24 of the Joint Development Management Document (2015), Policy GB12 of the Great Barton Neighbourhood Plan and paragraph 134 of the NPPF which states that development that is not well designed should be refused.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/23/0951/HH](https://www.stedmundsbury.gov.uk/DC/23/0951/HH)