

# Forest Heath District Council

**DEVELOPMENT  
CONTROL COMMITTEE**

**1 APRIL 2015**

**DEV/FH/15/012**

**Report of the Head of Planning and Growth**

**PLANNING APPLICATION DC/15/0019/HH - 6 MILL ROAD, LAKENHEATH**

## **Synopsis:**

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

## **Recommendation:**

**It is recommended that the Committee determine the attached application and associated matters.**

## **CONTACT OFFICER**

Case Officer: Edward Fosker  
Tel. No: 01638 719431

# Committee Report

**Date** 8<sup>th</sup> January                      **Expiry Date:** 5<sup>th</sup> March 2015  
**Registered:** 2015

**Case** Ed Fosker                      **Recommendation:** Approve  
**Officer:**

**Parish:** Lakenheath                      **Ward:** Lakenheath  
Parish Council

**Proposal:** Planning Application DC/15/0019/HH – New front wall and piers with return wall to house including gate

**Site:** 6 Mill Road, Lakenheath

**Applicant:** Mrs Aldrich

## **Background:**

**This application is referred to the Development Control Committee following consideration by the Delegation Panel. Lakenheath Parish Council object to the application and raise concerns. The application is recommended for APPROVAL.**

## **Proposal:**

1. Planning permission is sought for a new front wall and piers with return wall to house including gate. The proposal seeks to add to piers and return wall to the house with gate to the front wall which has already been granted under application DC13/0139/HH on the 29th November 2013. The wall which currently benefits from consent is 1.6m high and conditioned to be painted to match the existing wall to the side.

## **Application Supporting Material:**

2. Information submitted with the application as follows:
  - Application forms
  - Plans

## **Site Details:**

3. The site comprises of a detached bungalow that sits in a corner plot fronting onto Mill Road with Back Street along the western boundary. It is located within the Lakenheath housing settlement boundary and Conservation Area.

**Planning History:**

4. DC/13/0139/HH: Demolish existing clunch wall and replace with a painted brick wall – Approved: 29.11.2013.

**Consultations:**

5. Conservation Officer: Verbal consultation – No objections.

**Representations:**

6. Parish Council: Object; the property is in the Conservation Area. The old wall was clunch, painted white with a black ridge tile top. The new wall should reflect the predominant characteristics that make a positive contribution to the architectural interest of the Conservation Area. The original wall was repairable following a road traffic accident but the owners (despite Parish Council Objection) were granted permission demolish and rebuild with the condition that the wall would be identical in appearance to the original and painted white.
7. Neighbours: No comments received.

**Policy:**

8. The following policies have been taken into account in the consideration of this application.
9. Forest Heath Core Strategy December 2010
  - Policy CS3 (Landscape, Character and the Historic Environment)
  - Policy CS5 (Design Quality and Local Distinctiveness)

**Other Planning Policy/Guidance:**

10. Supplementary Planning Document - Development Design & Impact (2011)
11. Forest Heath & St Edmundsbury Local Plan Joint Development Management Policies Document February 2015
  - Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
  - Policy DM17 (Conservation Areas)
12. National Planning Policy Framework (2012)
13. National Planning Policy Guidance

**Officer Comment:**

14. The issues to be considered in the determination of the application are:
  - Principle of Development
  - Impact on the character of the Conservation Area

- Impact on neighbours

#### Principle of Development:

15. The principle has already been established for the wall with the previous application (DC/13/0139/HH) being granted. It is considered that the addition of the piers either side of the driveway and the modest return to the property with a gate would be an acceptable form of development in character with the surrounding area.

#### Impact on character of the Conservation Area

16. Policy CS5 states that all new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable.

17. When assessing this proposal consideration must be given to the context of the site and the surrounding area. Other walls within the surrounding area comprise of a range of materials, including brick, flint and clunch and incorporate different designs.

18. The Conservation Officer is satisfied that the proposed painted brick wall will preserve the character of the conservation area and raises no objections. Therefore it is not considered that there would be any adverse impact on the character of the Conservation Area.

#### Impact on Residential Amenity

19. It is not considered that there would be any adverse impact on the residential amenity currently enjoyed by the occupiers of any of the neighbouring properties.

#### **Conclusion:**

20. In conclusion, whilst the parish council's comments have been taken into consideration, the proposal is considered appropriate within this location and would respect the historic character of the area. The proposal is therefore considered in accordance with policies CS3 and CS5 of the Forest Heath Core Strategy December 2010 and the objectives of the National Planning Policy Framework that seek to promote good design and ensure proposals make a positive contribution to a Conservation Area.

#### **Recommendation:**

21. It is recommended that permission is **GRANTED** subject to the following conditions:

1. Standard time limit
2. Accord with plans
3. Brickwork, coping, brick bond and joints to match the existing wall

**Documents:**

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFC8THPD03H00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY