

# Forest Heath District Council

**DEVELOPMENT  
CONTROL COMMITTEE**

**1 JULY 2015**

**DEV/FH/15/023**

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

**PLANNING APPLICATION DC/15/0803/HH – SOUTHVIEW COTTAGE, 28 BURY  
ROAD, NEWMARKET**

## **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: Ed Fosker  
Tel. No: 01638 719431

# Committee Report

**Date** 20 April 2015 **Expiry Date:** 15 June 2015

**Registered:**

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

**Officer:**

**Parish:** Newmarket **Ward:** Severals

**Proposal:** Householder Planning Application DC/15/0803/HH –two storey rear extension, first floor side extension, single bay cartlodge and boundary wall.

**Site:** Southview Cottage ,28 Bury Road, Newmarket, Suffolk

**Applicant:** Mr & Mrs Gooch

## **Background:**

**This application is referred to the Development Control Committee following consideration by the Delegation Panel.**

**Newmarket Town Council object to the application, raising concerns with regard to the proposal being out of scale with the original size of the building.**

## **Proposal:**

1. Planning permission is sought for the erection of a two storey rear extension, first floor side extension, single storey front extension, single bay cartlodge and boundary wall.
  - The first floor side extension is 2.72m in depth, 3.08m in width with a maximum height (from ground level) of 5.1m at the ridge sloping to 3.5m at the eaves incorporating small pitched roof dormers at the front and rear roof face.
  - The single storey front element is 3.5m in depth, 5m in width with a height of 3.35m sloping to 2.2m at the eaves.
  - The single bay cartlodge is positioned towards the southern boundary of the frontage, 3.6m in depth, 5m in width and 3.3m in height at the ridge of the pitched roof sloping to 2m at the eaves.
  - The two storey rear extension is 2.8m in depth, 3m in width with a height of 6.2m at the ridge sloping to 4.7m at the eaves.

## **Application Supporting Material:**

2. Information submitted with the application as follows:
  - Completed application forms
  - Design & Access statement
  - Plans

## **Site Details:**

3. The application site comprises a modest sized two storey detached dwelling situated on the south eastern side of Bury Road, there is currently a strong mature boundary hedge along the frontage. The property comprises a pitched roofed gable fronted two storey building set well back from the road with an existing original two storey rear projection and single storey side element; it is situated within Newmarket Conservation Area and the housing settlement boundary.

## **Planning History:**

4. DC/14/2389/HH: Householder Planning Application - (i) single storey front extension, (ii) first floor side extension and (iii) two storey rear extension and associated alterations. Withdrawn: 05.03.2015.

## **Consultations:**

5. Conservation Officer: This application is a revised scheme for extensions and alterations to the property following the withdrawal of an earlier scheme. The property is not listed but is within the Newmarket Conservation Area. It is considered to be a non-designated heritage asset in terms of the NPPF. It is a building of modest scale, especially when compared to the substantial Victorian and Edwardian properties surrounding it. 26 Bury Road, adjoining Southview Cottage to the east, is identified as a Building of Local Interest in the Newmarket Conservation Area Appraisal.

Bury Road is characterised by large properties in spacious plots. Trees and planting further contribute to the special character of the area. The particular enclave containing Southview Cottage is a little less spacious in its immediate environment but nevertheless contains the grand properties and landscaping typical of this part of the conservation area.

The detailing has been simplified and the proposed extensions have been reduced from the previously withdrawn scheme. The proposed scheme is therefore now considered to be much more appropriate to the modest scale of the property. The weatherboarding has been omitted and more traditional materials prevalent in the conservation area are now proposed. The existing hedge at the front of the property should be retained. Hedging and close boarded fencing is typical of the boundaries of the immediate surroundings. There are some brick walls opposite, associated with the larger properties, but these are softened by the planting lining

the horse walk, giving a very verdant appearance to this area. A 2m high brick wall in contrast would appear a harsh and discordant feature which should be omitted from the scheme.

The proposed alterations and extensions to the cottage are now acceptable. The wall should be omitted and the hedge retained.

6. Highways: Any permission granted should include conditions (laid out at the end of the report).

### **Representations:**

7. Newmarket Town Council: The Committee objects on the grounds that the proposals are out of scale with the original size of the building.
8. Neighbours: Occupiers of Wynard Lodge (24 Bury Road), White Lodge (7 Heasman Close), 30 Bury Road, Warren Hill Cottage (27 Bury Road), Southview House (26 Bury Road), Reydon Lodge (38 Bury Road), Milburn House, 32 Bury Road, 8 St Albans, 1 Beatrice Court (Cambridge) raise concerns with regard to:

- Southview Cottage should remain a quaint cottage and modernization is all that is required;
- Overdevelopment of the plot;
- Brick wall to the front would be out of place;
- Loss of light to neighbouring properties;
- Overlooking;
- Disruption to neighbouring properties during construction;
- Loss of views;
- Not inkeeping with neighbouring properties;
- Construction would be in close proximity to the horse walk;
- Existing accesses are already hazardous and no more traffic should be encouraged;
- Not inkeeping with the Conservation Area.

**Policy:** The following policies have been taken into account in the consideration of this application:

9. The following policies of the Joint Development Management Policies February 2015 and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:
10. Forest Heath LDF: Core Strategy Development Plan Document 2001-2026
  - Policy CS3 Landscape character and historic environment
  - Policy CS5 Design quality and local distinctiveness
11. Forest Heath & St Edmundsbury Joint Development Management Policies Document 2015
  - Policy DM23 - Residential Design

- Policy DM24 (Alterations and Extensions to Dwellings, including self contained Annexes and Development within the Curtilage).
- Policy DM17 – Conservation Areas

**Other Planning Policy:**

9. National Planning Policy Framework (2012) core principles, paragraphs 56 – 68 (Requiring good design).

**Officer Comment:**

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

Principle of Development  
 Impact on Conservation Area  
 Impact on Residential Amenity

Concerns were raised with regard to the removal of the existing hedging; the agent has since agreed to retain the hedging along the front boundary of the site.

Principle of development

11. Policy DM24 of the Joint Development Management Policies Document 2015 – (Alterations and Extensions to Dwellings, including self contained Annexes and Development within the Curtilage) requires development to recognise and address the key features and local distinctiveness of the area and incorporate designs compatible with the locality. The proposed two storey rear extension, first floor side extension, single storey front extension and single bay cartlodge are considered appropriate in character and appearance and would sit comfortably within the site and with the existing property.

Impact on the Conservation Area

12. Policy DM17 states that proposals for new development within a Conservation Area must have regard to the special architectural or historic character or appearance of their setting. There would be extremely limited views of any of the two storey rear extension from the existing street scene due to its position; the first floor side element is set down at a lower level than the main roof to appear subservient to the main dwelling and taking into account the existing front boundary treatment (strong mature hedging) and the set back position of the dwelling minimal views would be afforded of the cartlodge and single storey front element in the wider street scene. Therefore it is considered that the proposal would not adversely impact on the character of the Conservation Area.

Impact on residential amenity

13. The two storey rear extension has no windows to the southern elevation which faces No. 24, one small landing window to the northern elevation (which was already in existence and has only been moved back 1m) which faces No. 30. The first floor side element introduces a small pitched roof

dormer to the front roof face and a small pitched roof dormer to the rear roof face. The property to the to the rear, No. 26, is located some 30m away, the property to the southern side, No. 24, is located some 6.5m away and separated by a driveway. The surrounding dwellings to the sides and rear are much larger than No. 28 itself and it is considered that there would not be any adverse impact on the residential amenity currently enjoyed by the occupiers of the neighbouring dwellings by reason of overbearing impact or loss of light and overshadowing.

#### Other Issues

14. The Principal Conservation Officer has raised no concerns over the impact of the proposal on the character of the Conservation Area subject to a condition being attached to require suitable bricks and slates to be submitted and approved prior to commencement.
15. The points made by neighbours concerning loss of views and noise during construction are not material planning considerations which can be afforded any particular weight in the determination of the application.

#### **Conclusion:**

16. In conclusion, Policy DM24 provides that development should incorporate designs and materials compatible with the locality. Policy DM17 states that proposals for new development within a Conservation Area must have regard to the special architectural or historic character or appearance of their setting. The development proposed is considered to be in accordance with policies DM17 and DM24.

#### **Recommendation:**

17. **It is recommended that planning permission be APPROVED subject to the following conditions:**
  1. **Standard time limit**
  2. **Accord with plans**
  3. **Samples of bricks and slates (22A1).**

#### 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=summary&keyVal=NBYP2H2PDLQH00>

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

