



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/15/047**

# **Development Control Committee**

## **6 August 2015**

**Planning Application DC/15/1283/FUL**  
**120 Horringer Road, Bury St Edmunds**

**Date:** 24 June 2015      **Expiry Date:** 19 August 2015  
**Registered:**

**Case Officer:** Charlotte Waugh      **Recommendation:** Approve

**Parish:** Bury St. Edmunds      **Ward:** Westgate

**Proposal:** Planning Application - Retention of single storey annexe to continue use as separate dwelling

**Site:** The Annexe, 120 Horringer Road, Bury St Edmunds, IP33 2EE

**Applicant:** Mr and Mrs Goodspeed

**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:**

Email: [charlotte.waugh@westsuffolk.gov.uk](mailto:charlotte.waugh@westsuffolk.gov.uk)

Telephone: 01284 757349

**Background:**

**This application is referred to the Committee as the applicant is a member of staff.**

**Proposal:**

1. The application seeks permission for the existing detached annexe which currently serves 1 Bristol Road, to be used as an independent dwelling.

**Application Supporting Material:**

2. Information submitted with the application as follows:
  - Block Plan
  - Existing elevations and floor plans
  - Planning Statement

**Site Details:**

3. The property was built in 2000 for use by a dependant relative, it is single storey and detached, benefiting from a separate access and parking area to the east of the building. A modest sized garden surrounds the property which currently links through to the garden of the main house (1 Bristol Road). The site is within the Housing Settlement Boundary.

**Planning History:**

4. SE/00/1669/P - Planning Application - Erection of conservatory on rear elevation of annexe – Granted
5. E/99/2500/P - Planning Application - Erection of single storey annexe for dependent relative and construction of vehicular access as - Granted

**Consultations:**

6. Highways Authority: No objections subject to condition.
7. Public Health and Housing: No objections.

**Representations:**

8. Bury St. Edmunds Town Council: No comments received.
9. No third party representations have been received.

**Policy:** The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

10. Joint Development Management Policies Document:

- Policy DM1 Presumption in favour of sustainable development
- Policy DM2 Creating places
- Policy DM22 Residential Design

11. St Edmundsbury Core Strategy December 2010

- Policy CS1 Spatial Strategy
- Policy CS2 Sustainable Development
- Policy CS3 Design and Local Distinctiveness as supported by supplementary planning document 'Development Design and Impact'.
- Policy CS4 Settlement Hierarchy

12. Bury Vision 2031

- Policy RV1 Presumption in favour of sustainable development.

**Other Planning Policy:**

13. National Planning Policy Framework (2012)

**Officer Comment:**

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

- Principle of Development
- Impact on amenity
- Other matters, including highway safety

15. The above policies seek to ensure that new dwellings are located in sustainable locations, utilise good design and do not have an adverse impact on highway safety or residential amenity. In this case, the property is already built, it is modest in scale, surrounded by other residential uses and fronts a main road in to Bury St. Edmunds town centre. As such, it is considered to be in a sustainable location.

16. The property benefits from its own independent vehicular access and has off-road parking to accommodate 2-3 cars. The Highways Authority is satisfied that should these spaces be retained there would be no adverse impact on highway safety.

17. In terms of residential amenity, the annexe has been occupied for 15 years and whilst the application proposes it to be used independently, it is not considered that this would create a greater impact on the amenities of adjacent occupants by reason of noise or disturbance.

18. The property is positioned within a proportionate sized garden for the dwelling, has sufficient parking and access and contributes to the street scene. The host dwelling (1 Bristol Road) could easily be separated from the annexe and there is no reason why it could not be occupied as an independent dwelling.

### **Conclusion:**

19. In conclusion, the principle and detail of the development is considered to accord with relevant development plan policies and the National Planning Policy Framework and as such, is recommended for approval.

### **Recommendation:**

It is **RECOMMENDED** that planning permission be **Approved** with the following conditions:

1. Development to commence within 3 years
2. The existing parking area should be retained as in the future
3. In accordance with the approved plans

### **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=NQE4M5PDIV900>