



Committee Report

Planning committee - 19 May 2020

Application no DC/20/1244/FUL

Location

6 The Street
Holton
Halesworth
Suffolk
IP19 8PH

Expiry date 20 May 2020
Application type Full Application
Applicant Mr & Mrs Geoffrey & Alison Cackett

Parish Holton
Proposal Single-storey side extension
Case Officer Iain Robertson
(01502) 523067
iain.robertson@eastsuffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for the construction of a single storey side extension to this property to provide a utility room and shower room. The application is before the planning committee because the applicant is an East Suffolk Councillor.
- 1.2 The property is situated within the Holton Conservation Area where permitted development rights for such extensions are removed and, therefore, the proposed extension requires planning permission.

Case for Development

- 1.3 A site visit has not been undertaken during the consideration of this application due to the current Covid-19 restrictions. However, officers gave pre-application advice prior to these restrictions being in place and, in any case, sufficient information is available through desk based research to properly assess the proposal - which is considered to preserve the

character of the Conservation Area and cause no harm to the amenities of neighbouring properties. The application is recommended for approval.

2. Site description

- 2.1 The property forms part of a curved terrace which turns the corner from The Street into Blyford Lane and is situated at the entrance to the Village when approaching from the North. This terrace can be seen in prominent views from Bungay Road and The Street.
- 2.2 The main terrace (1-5 The Street) is made up of a group of white brick properties with glazed black clay pantiled roofs. This group of buildings, including the application site, are noted within the Conservation Area Appraisal (February 2020) as being a group of buildings that make a positive contribution to the character of the Conservation Area and therefore form part of the 'Local List'.
- 2.3 The application site is of a different character with rendered walls and a noticeably lower roof pitch appearing as a later addition to this terrace, which has subsequently been extended in length in recent years. This building has the following description within the recently adopted Conservation Area Appraisal:

"No.6 The Street contributes positively to the streetscene effect adjoining the terrace of No.s 1-5 The Street. Key features include its black pantiled roof, dentil eaves course, chimney and shallower roof pitch".

3. Proposal

- 3.1 The proposal is for a single storey side extension with a rendered finish, black glazed clay pantiles and timber joinery to match the existing property.

4. Consultations/comments

- 4.1 No third party representations received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Holton Parish Council	30 March 2020	9 April 2020
Summary of comments: The Parish Council have no objection to these proposals.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	30 March 2020	No response
Summary of comments: No comments received.		

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	3 April 2020	28 April 2020	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	3 April 2020	28 April 2020	Lowestoft Journal

Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 25 April 2020 Expiry date: 18 May 2020
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6. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan (March 2019))

7. Planning considerations

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the development plan for the purpose of this application is the East Suffolk Council - Waveney Local Plan (Adopted 20 March 2019) – “the Local Plan”.

7.2 The main issues to consider within this application are the impact of the proposal on the character and appearance of the Conservation Area and the architectural and historic

interest of the building, which is highlighted as being of local importance to the Conservation Area.

Heritage Considerations

- 7.3 The Holton Conservation Area is a designated heritage asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, this is also a requirement of policy WLP8.39 "Conservation Areas" of the Local Plan.
- 7.4 In this case the proposed side extension is small in scale and set well back from the front of the property. The extension is of good design, with suitable materials that will match the appearance of the existing property. The extension is unlikely to be seen due to the extent of the landscaping to the North of the property.
- 7.5 This proposal would have no impact on the amenities of the neighbouring property due to the location of the extension.

8. Conclusion

- 8.1 The proposed extension is subordinate to the main property, constructed in materials that match those used in the existing building. The proposal is considered to be well designed and would protect the amenities of the occupiers of the adjoining property and would comply with the requirements of policy WLP8.29 "Design" of the Local Plan.
- 8.2 The proposal would also preserve the character and appearance of the Bungay Conservation Area and would also comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy WLP8.39 "Conservation Areas" of the Local Plan.

9. Recommendation

AUTHORITY TO APPROVE, subject to no material planning objections being received within the prescribed consultation period, and subject to the following conditions:

10. Conditions:

- 1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

- 2. The development hereby permitted shall be completed in all respects strictly in accordance with the proposed Block Plan and drawing nos. AB1, AB2, AB3 and AB4; received 19 March 2020, for which permission is hereby granted or which are subsequently submitted to and

approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

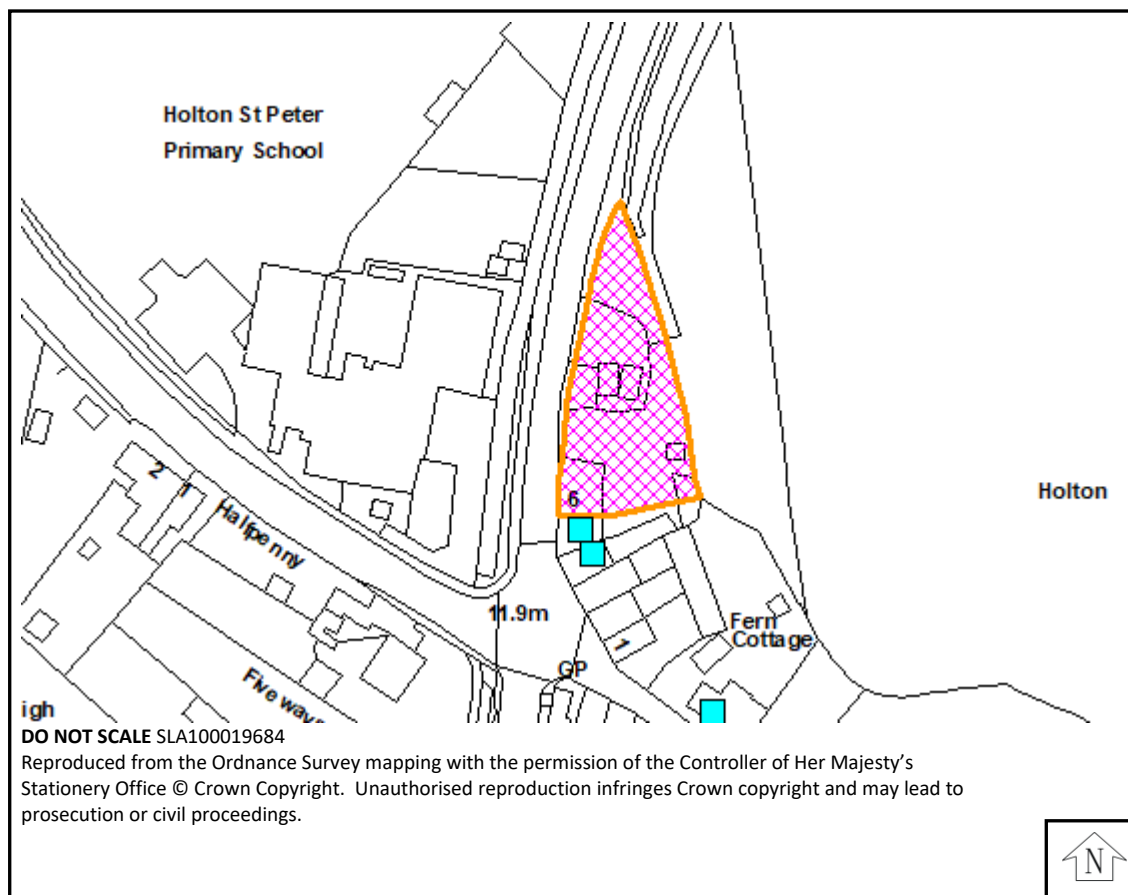
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background information

See application reference DC/20/1244/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7EEK7QX06O00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support