

## SOUTH Item 2

### DC/19/5062/FUL

Erection of new outbuilding for commercial use (reflexology and financial services) of a new dwelling and garaging.

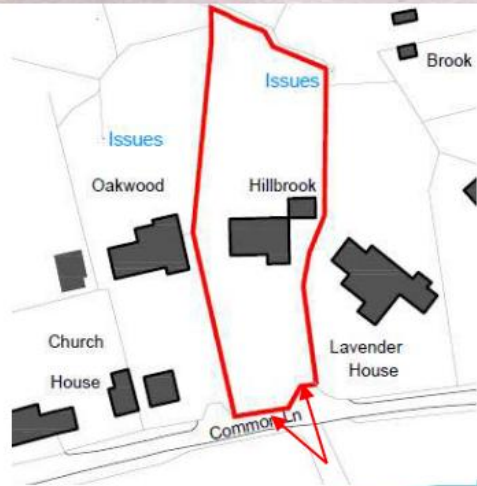
Hillbrook, Common Lane, Bromeswell, IP12 2PQ



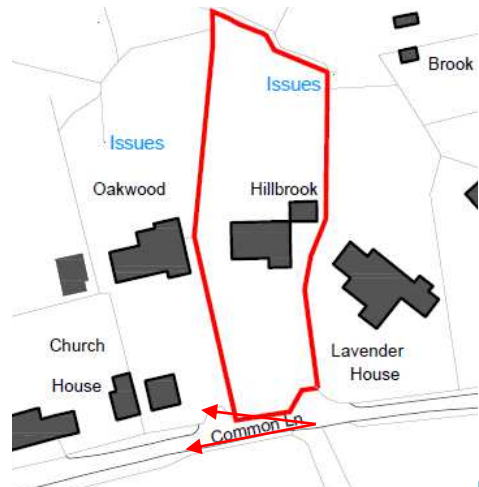
# Site Location Plan



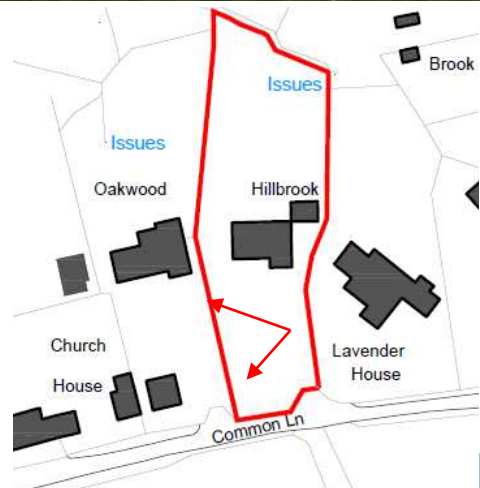
# Photographs



# Photographs



# Photographs



# Existing Block Plan



# Proposed Block Plan



# Floor Plan



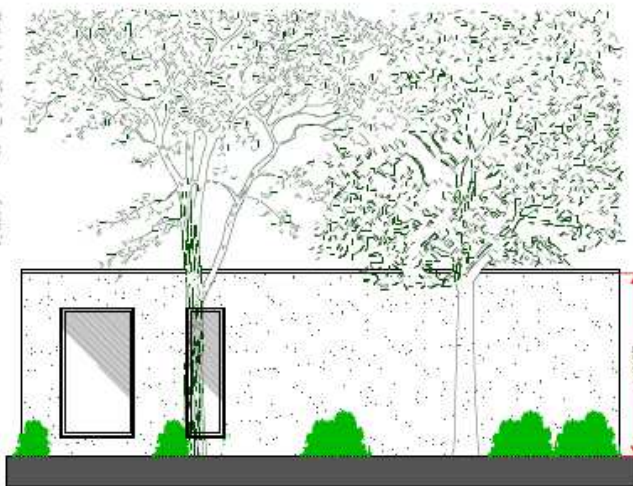
PROPOSED PLANS



# Elevations



FRONT (NORTH) ELEVATION



SIDE (EAST) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

## Representations - Support

### Bromeswell Parish Council

*“Bromeswell Parish Council has considered this application and supports it as it is within policy to encourage development on residential property which supports business in rural localities which does not detract from the rural landscape quality or residential amenity of adjacent properties. The Parish Council is grateful to the applicants for the care they have taken in coming forward with this design which will minimise impact on the street scene and neighbouring properties.*

*The Council notes that the proposal will be screened by existing established trees and hedges but is concerned that root disturbance might inadvertently lead to damage to these trees and hedges. Please can you require the applicants to ensure that attention is paid to this issue. The Parish Council would have no objection if the precise position of the proposed outbuilding needed to be slightly amended to achieve this if necessary.”*

# Material Planning Considerations and Key Issues

- Principle of Development
  - Sustainability
  - Type of Development
- Landscape
  - Pattern of Development
  - Scale of Development

# Recommendation

## Refuse

1. The overarching aim of the councils local policies and those nationally is to promote sustainable development. Policy SP1 states that this can be achieved by reducing the overall need to travel; maintaining and enhancing a sense of place. In this instance the site is considered unsustainable in terms of its location within the Bromeswell devoid of any local amenities which could support the business and without a local client base which could access the site on foot or via public transport, as such the scale of business associated with the development is not considered to be of a scale or nature appropriate to the rural locality . Therefore, this proposal represents an unsustainable form of development contrary to the objectives of the NPPF, and East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013) policies SP1 and SP7.
2. The scale of the proposed outbuilding is some 55 sqm in footprint, it is located to the front of the Hillbrook, which whilst there are outbuilding within front gardens nearby, the surrounding outbuildings within front gardens are of a smaller size, ancillary to their host dwellings, and are located further from the highway than this proposal. The current proposal would create a building with the ability to function as a separate commercial entity at the front of a private residential property, which would be of a larger scale to those surroundings buildings and be largely detached from the host dwelling with separate vehicular parking. Therefore the scale and siting of the unit is contrary to East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013) Policies DM21 and SP15, which seek to safeguard visual amenity, by requiring proposals to relate well to the scale and character of their surroundings.