



Committee Report

Planning Committee South - 23 February 2021

Application no DC/20/2540/FUL

Location

28 Harvesters Way
Martlesham Heath
Martlesham
Suffolk
IP5 3UR

Expiry date 20 September 2020

Application type Full Application

Applicant Mr Darren Thomas

Parish Martlesham

Proposal Proposed new garden and cycle store structure

Case Officer Alexis Bruns
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1. Summary

- 1.1. The application seeks permission for a single-storey shed to be used as a garden and cycle store. It will be located adjacent to the front elevation, front north corner of the site and has dimensions of 3.1m height, 2.2m at eaves, 3m length and 3.5m width. The application site is located at 28 Harvester Way and is a detached two storey dwelling, that is within the settlement boundaries of Martlesham Heath. There are no additional site constraints however, Martlesham Heath does have a Neighbourhood Plan.
- 1.2. The application was heard by the referral panel on 15 December 2020 and it has been referred to the Committee to allow members to discuss the impact the development would have on the streetscene due to comments received that the proposed shed would be over development on the front of the site.
- 1.3. Following the receipt of revised plans, it is considered that the revised lowered height and slight orientation of the outbuilding is acceptable and would not harm the character of the

streetscene or the wider landscape. It is noted that this application is an improvement on previous application DC/19/2359/FUL. The application is therefore recommended for approval subject to appropriate conditions.

2. Site description

- 2.1. The brick and cladding, two storey, detached property is located on a corner plot within the settlement boundaries of Martlesham Heath. It has off road parking and a garage and was one of several built under application C7763/287 (Erection of 122 dwellings with associated garages, construction of roads, sewers and other site works, Hamlet A, Martlesham Heath).
- 2.2. The dwelling has undergone several renovations over the years which include:
 - C/07/1484 - Retention of rear conservatory.
 - C/13/0200 - Erection of first-floor extension over existing adjoining garage.

3. Proposal

- 3.1. The proposal looks to add a garden and cycle store. It will be located on the front north corner of the site and is a single storey design that has a pitched roof. The materials used for the proposal will be cream horizontal 'hard-i-plank' cladding, brickwork and concrete rooftiles. The proposal requires permission as it will sit forward of the front elevation of the property. The dimensions of the structure are proposed to be 3.1m overall height, 2.2m at eaves, 3m length and 3.5m width.

4. Consultations/comments

- 4.1. Two letters of objection have been received from neighbouring properties and concerns include:
 - The proposal is too large and will be out of character on the streetscene, it is also considered to be over development.
 - The use of the cycle store could be used as a business from this residential location.
 - Parking would reduce the provision of parking within the site.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Martlesham Parish Council	28 July 2020	17 August 2020
“The Parish Council notes that this planning application is an improvement over the previous application which was withdrawn, but it still considers that this development is inappropriate in its front garden location due to its impact on the street scene. The block diagram shows that there is room down the side of the house for this structure.		
The Council therefore continues to object to this planning application as it fails to comply with		

Martlesham Neighbourhood Plan Policy MAR4: Residential Design and Amenity, points 1, 2, and 3, by virtue of its height, design and location on the plot. The proposed structure would extend significantly beyond the building line in a conspicuous corner position.

If ESC is minded to approve this application then a suitable planting scheme should be required. The revised position creates the opportunity for some planting between the structure's north and east elevations and the fence - thus moderating the visual impact when viewed from the street and No 22 in particular.”

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council Archaeological Unit	28 July 2020	No response
Summary of comments: No response received		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted:

Expiry date:

5. Planning policy

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

5.2. National Planning Policy Framework (NPPF) (2019)

5.3. National Planning Policy Guidance (NPPG)

5.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant: National Planning Policy Framework 2019

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

Visual Amenity and streetscene

- 6.1. The dwelling is located on a prominent corner plot that can be seen from multiple view points. A key material planning consideration in this instance is visual amenity and the impact on streetscene where policy SCLP 11.1 - Design Quality, seeks to ensure that all new development responds to local context and the form of the surrounding buildings in relation to the following criteria:
- "i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;
 - ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;
 - iii. the height and massing of developments should be well related to that of their surroundings;
 - iv. there should be a clear relationship between buildings and spaces and the wider street scene or townscape; and
 - v. high quality materials appropriate to the local context should be used;"
- 6.2. The size and scale of the proposal are considered acceptable in relation to the size of the dwelling. It is recognised that proposals that are forward of the building line can have an impact on the streetscene but given that the proposal would be partially screened by the retained laurel hedges on the northern boundary means that in this instance the building is suitable in terms of its scale and position and will not have a negative impact on the street scene. There is not a strong building line in this area which could otherwise be important to retain. The retention of the Laurel hedgerow should be retained to softened the appearance of the built form and will be conditioned.
- 6.3. It is acknowledged that a change will occur in the streetscene but overall the change is not considered to be one that will have a substantial detrimental impact to the character of the area. This is because the proposal is considered to be of a height, depth and width that will not be overly dominant on the streetscene or to the host dwelling.
- 6.4. The proposal will be viewable from certain view points however this will not significantly alter the character of the area as the materials used on the cycle storage are complimentary in nature to the main dwelling. Within the surrounding streetscene, there are multiple designs of properties along this road that include, render of various colours, brickwork and cladded designs. Some are partially obscured by foliage as the proposal will be. The building appears clearly ancillary to the host dwelling in a simple form and has minimal detailing which includes a pitched roof. On balance the scheme is considered acceptable and would not significantly harm the visual amenity of the area and therefore complies with policy SCLP11.1

Residential Amenity

- 6.5. The building will be on the northern boundary which is not shared with a neighbouring property. The nearest adjacent neighbours would be situated over the road from the cycle storage and set back several metres away from the highway. Therefore, it is judged that

the development would not cause any loss of light or overshadowing due to its height (3.1m), its location and modest footprint. It is not considered to be an overbearing structure and its appearance will be reduced by the soft landscaping of the laurel hedge. A Third party comment has raised concern over outlook for a neighbouring property, however the aforementioned property is on the opposite side of the highway and is set back with its own boundary foliage, therefore it is deemed that the proposal would not block the outlook of this property or any other. On consideration of the above, the proposals are considered to conform with policy SCLP.11.2 in regards to Residential Amenity.

Highway Safety

- 6.6. The property has a garage and at least two off road parking spaces, this is considered a sufficient amount of parking for the dwelling. Parking is in line with the County Council guidance.
- 6.7. In regards to concerns raised around the usage of the cycle store, the applicant has stated that the structure will be used for the storage of bicycles and not for business purposes. If the building is proposed to be used for a business purpose that would go beyond normal working from home type activities, i.e. generating the need for significant numbers of customers to visit the property, a planning application for a change of use would need to be submitted and assessed.
- 6.8. The design, appearance, parking and amenity issues have been considered in light of policies SCLP11.1: Design Quality and SCLP11.2: Residential Amenity of the local plan and are considered compliant.

7. Conclusion

- 7.1. The revisions to the proposed scheme for the new garden and cycle store structure see the proposal set back from the road, with lower ridge and eaves heights and a slight change in orientation, is considered acceptable and accords with local plan policies SCLP11.1 and SCLP11.2, in terms of visual and residential amenity. The scheme is also acceptable in terms of parking considerations.

8. Recommendation

- 8.1. Approve subject to the following conditions.

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 drawings:

o Site plan - 4019.01, received 09 July 2020
o Existing plan - 4019.02B, received 10 December 2020
o Proposed plan - 4019.03E received 10 December 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 with the local planning authority.

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

4. None of the existing hedgerow on the Northern site boundary as shown on plan 4019.03E shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or shrubs of a size and species which have previously been agreed by the local planning authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

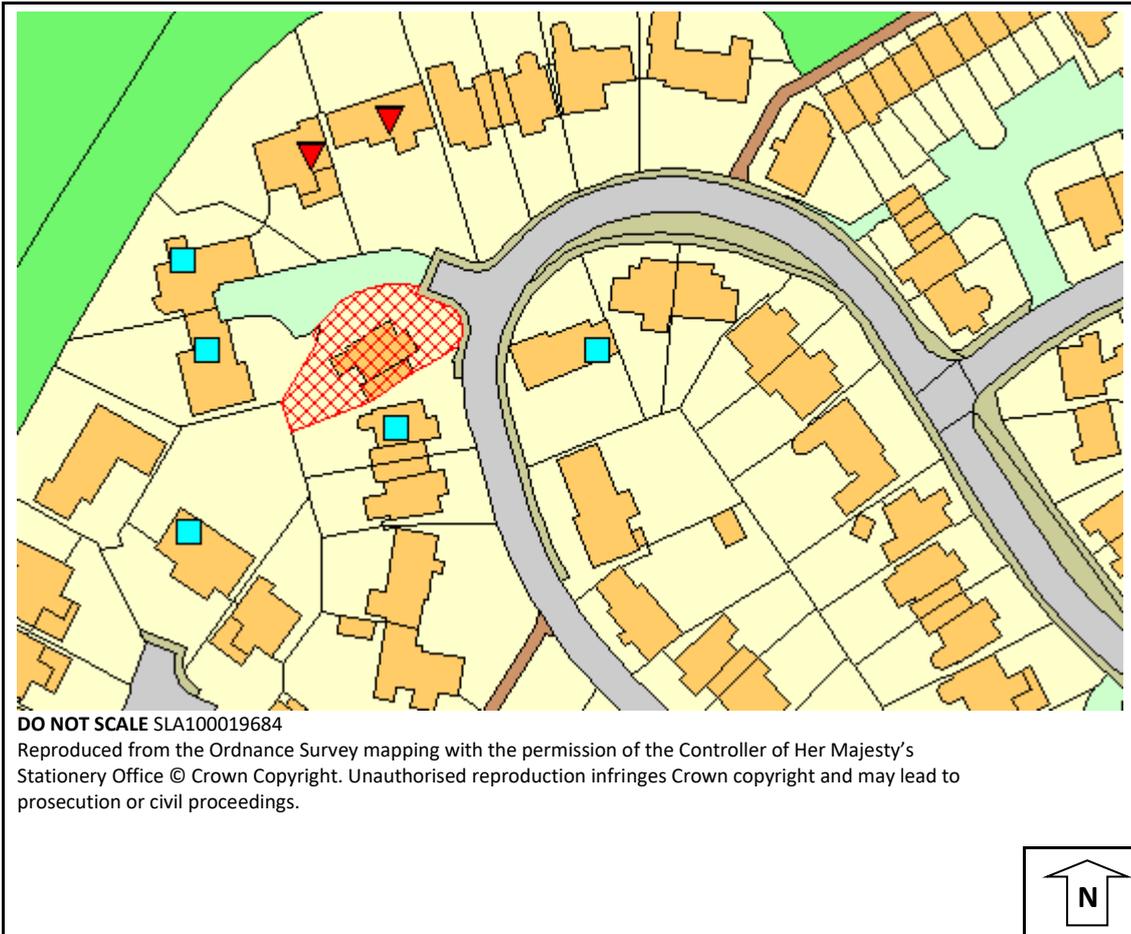
Informatives:

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/20/2540/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support