

Item: 15

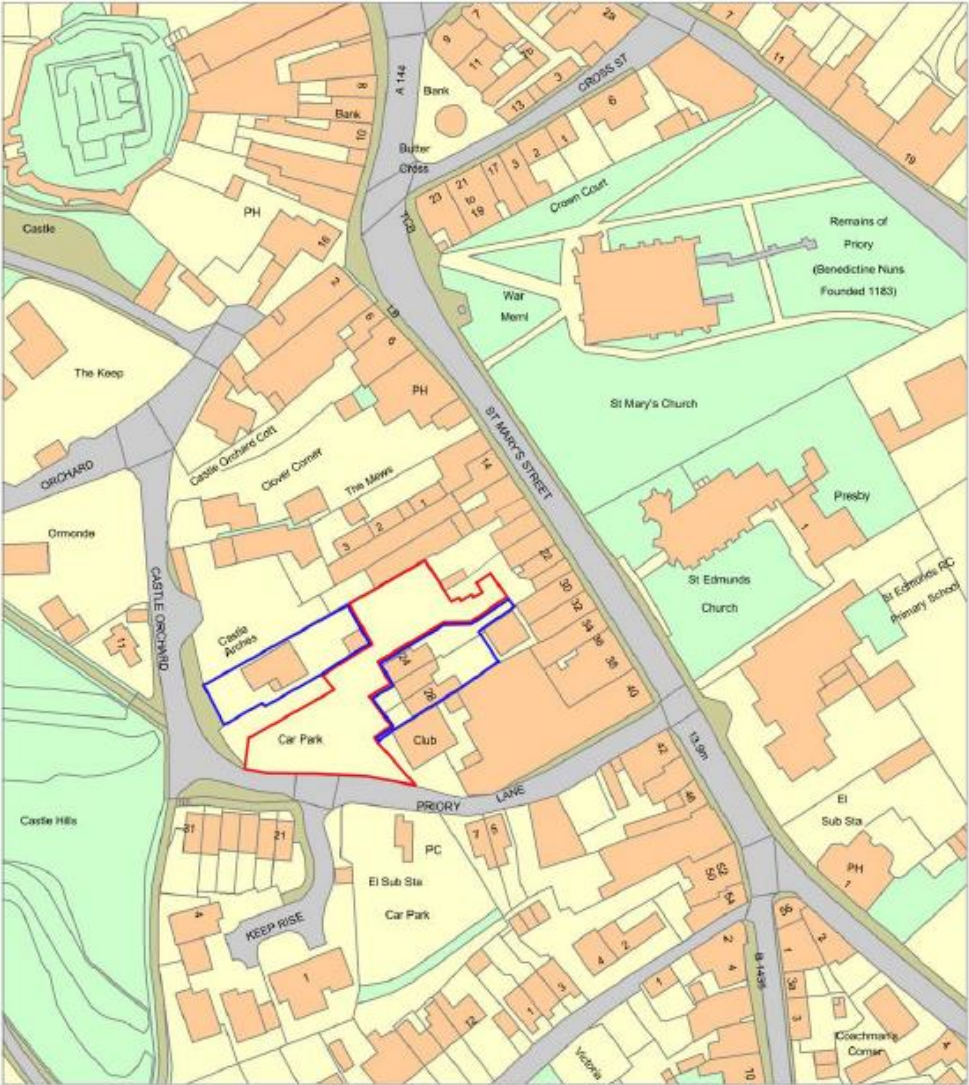
DC/20/3084/FUL

Construction of 1 no. single storey dwelling +
domestic store + rearrangement of parking
facilities

24 St Marys Street, Bungay, Suffolk
NR35 1AX



Site Location Plan



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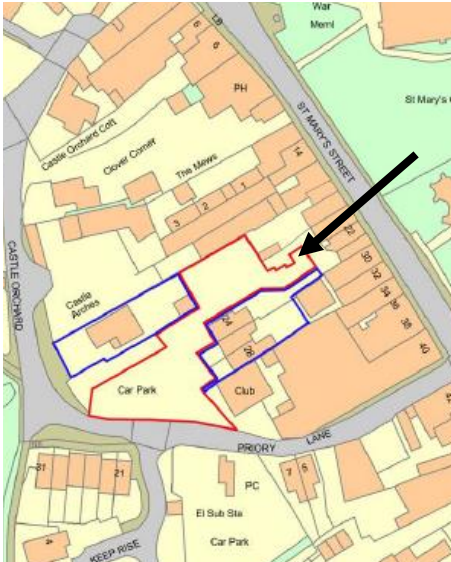
Access to site



Land to rear of castle Arches



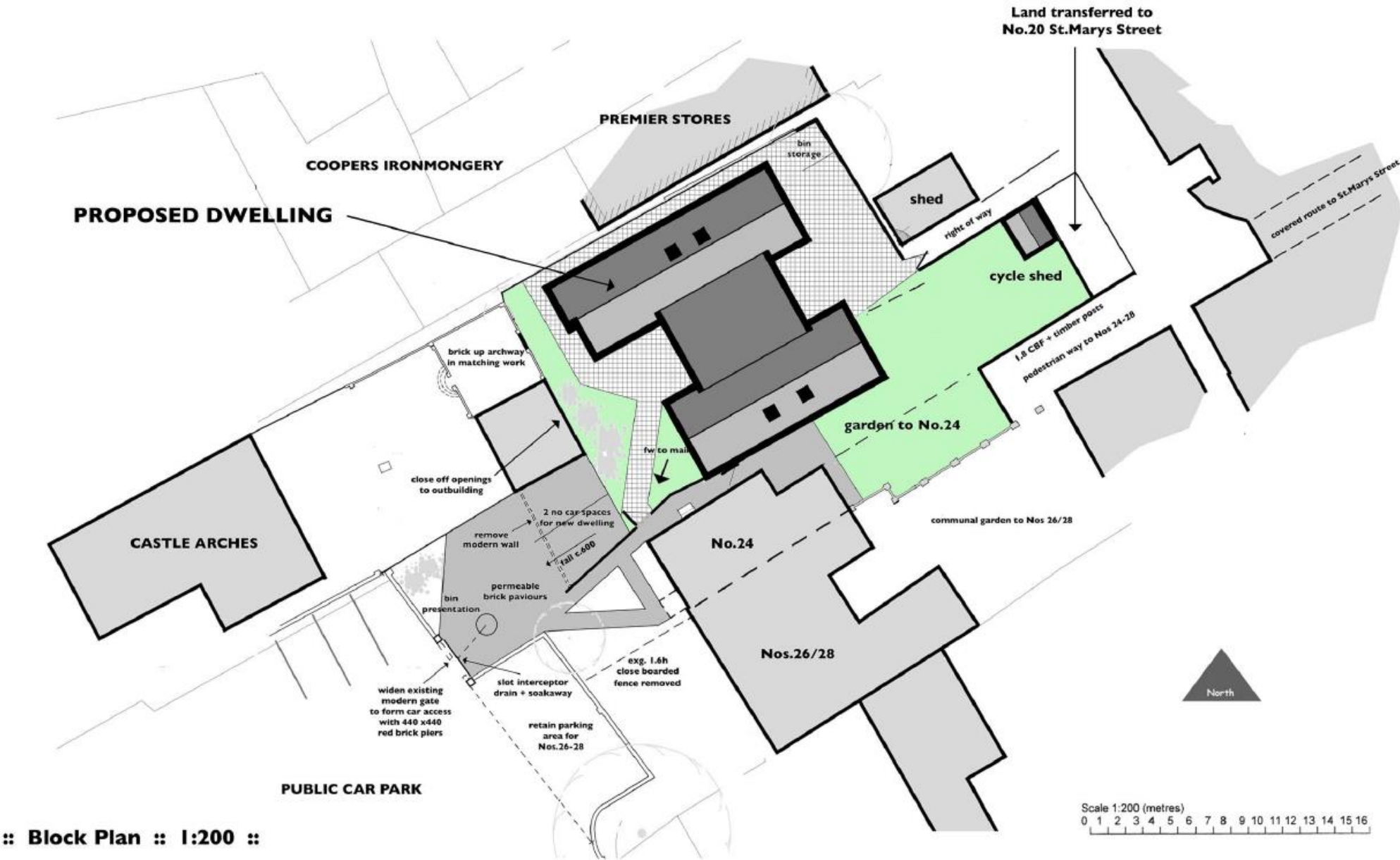
Side/rear of 24 St. Marys Street



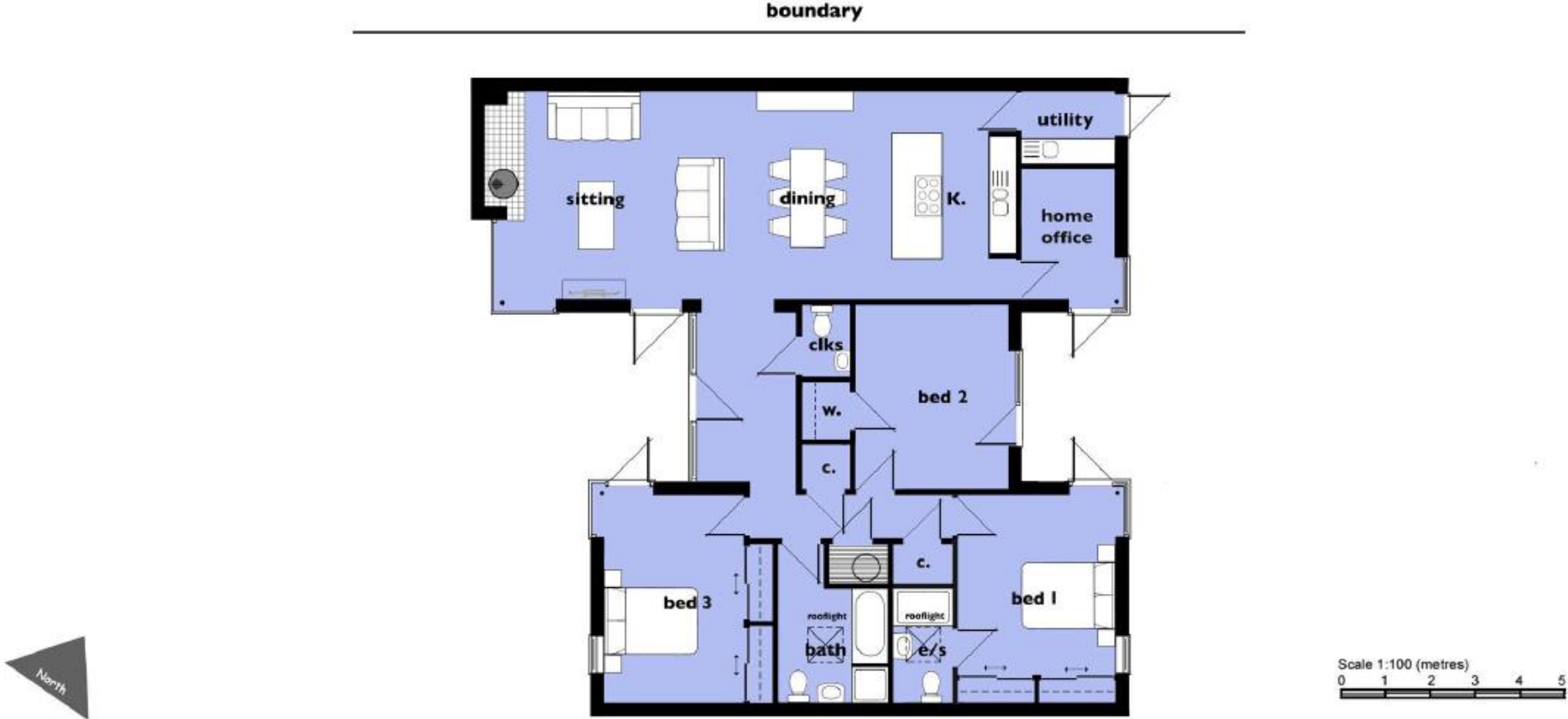
Rear of 18-22 St. Marys Street



Proposed Block Plan



Proposed floor Plan



:: Proposed Layout :: 1:100 at A3 ::

Proposed elevations



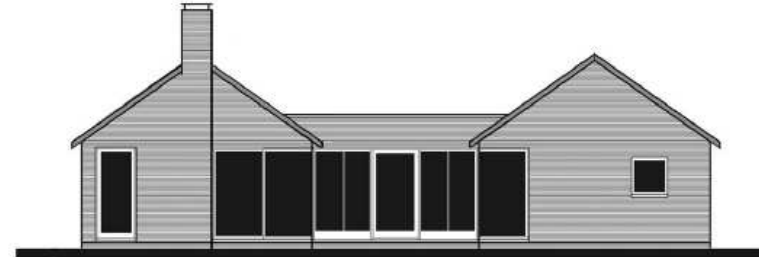
:: Rear (North East) :: 1:100 ::



:: Side (North West) :: 1:100 ::

Proposed Appearance:

Roof: Prepatinated standing seam zinc roof
colour: dark grey
Walls: Traditional Brick and Stone Red facings
bedded in cream mortar
Joinery: PVCu with flush casements
colour: grey green RAL 7032

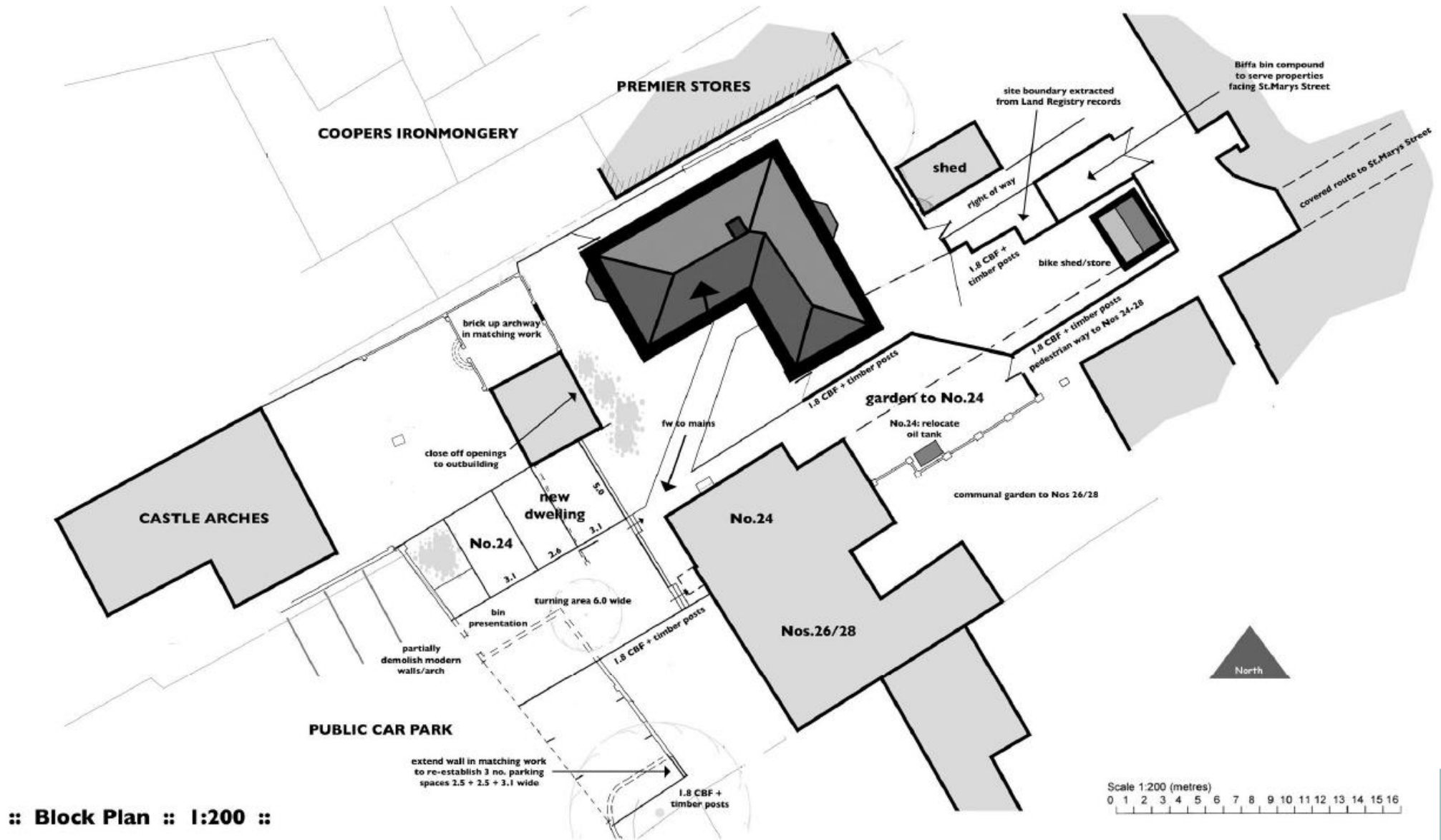


:: Front (South West) :: 1:100 ::

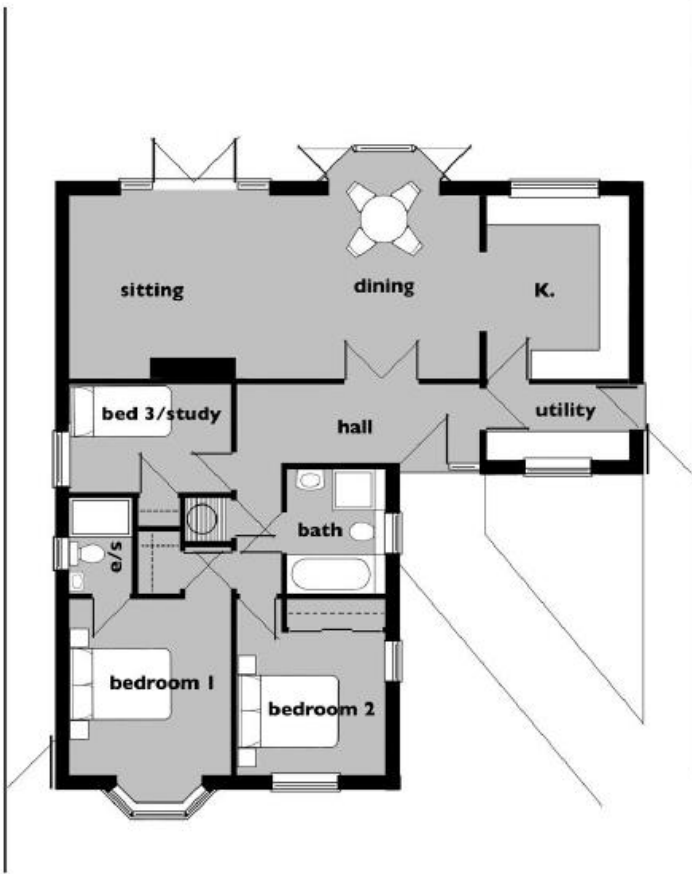


:: Side (South East) :: 1:100 ::

DC/19/2435/FUL – Refused October 2019: Proposed Block Plan



DC/19/2435/FUL – Refused October 2019: Proposed floor plan



:: Ground Floor :: Proposed :: 1:100 ::



DC/19/2435/FUL – Refused October 2019: Proposed elevations



:: South West :: Proposed :: 1:100 ::



:: South East :: Proposed :: 1:100 ::

Proposed Appearance:

Roof: Natural clay pantiles colour: charcoal
Walls: Buff face brickwork to emulate Suffolk Whites to LPA
Joinery: PVCu colour: white with flush casements



:: South West ::



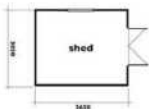
:: South East ::



:: North East ::



:: North West ::



:: Layout ::

Proposed Appearance:
Roof: Mineral felt
Walls: featheredge boarding with dark green stained finish
Joinery: Timber with dark green stained finish

:: Domestic/Garden Store Details :: 1:100 ::



:: North East :: Proposed :: 1:100 ::




:: North West :: Proposed :: 1:100 ::

Proposed Appearance:

Roof: Natural clay pantiles colour: charcoal
Walls: Buff face brickwork to emulate Suffolk Whites to LPA approval
Joinery: PVCu colour: white with flush casements



Material Planning Considerations and Key Issues

- Principle
 - Heritage Impact- Setting of adjacent listed buildings and the character and appearance of the Conservation Area
 - Design and layout
 - Access
 - Residential amenity
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

Refuse for the following reason:

The proposal is to construct a single storey property in a backland location to the rear of properties fronting on to St. Marys Road. The property would be sustainably located in terms of access to services and facilities within Bungay Town Centre but would be situated in an area of heritage significance within the setting of several listed buildings, within the Bungay Conservation Area.

The proposal for a dwelling in this location, particularly of this form and footprint, would appear as a discordant and intrusive feature and would fail to respect the historic grain of this area which is characterised by long narrow rear 'yard' areas to the frontage properties with associated ancillary buildings, where they occurred. The proposed dwelling does not meet the requirements of the NPPF and Local Plan WLP8.29 in terms of the high-quality design and fails to integrate into the surrounding built and historic environment required by policy WLP8.33. It would provide a cramped form of development which fails to give regard to the character, form and pattern of development in the surrounding area.

The application would have a negative impact on the setting of several Listed buildings, by causing harm to their significance by introducing an alien form of development within this sensitive location. The proposal also fails to preserve or enhance and the Bungay Conservation Area. The harm would be less than substantial in terms of paragraph 196 of the NPPF but a moderate to high level of harm on this spectrum. The public benefit of the proposal would not outweigh this harm.

The proposal would therefore be contrary to the objectives of East Suffolk Council - Waveney Local Plan (Adopted 20 March 2019) Policies: WLP8.33 - "Residential Gardens and Urban Infilling", WLP8.29 - "Design", WLP8.37 - "Historic Environment" and WLP8.39 - "Conservation Areas"; section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and section 16 of the NPPF.