



## Committee Report

**Planning committee** - 26 November 2019

**Application no** DC/19/3882/FUL

**Location**

Haresfield  
Badingham Road  
Framlingham  
IP13 9HS

**Expiry date** 5 December 2019

**Application type** Full Application

**Applicant** Mr Richard Carter

**Parish** Framlingham

**Proposal** Construction of a two bay car port with storage above

**Case Officer** Charlie Bixby  
01394 444572  
charlie.bixby@eastsuffolk.gov.uk

### 1. Summary

- 1.1. The proposal is for a detached two bay car lodge with storage space above.
- 1.2. The application is required to go to planning committee as the applicant is directly related to a member of staff, the item therefore automatically triggers the requirement to be determined at planning committee.
- 1.3. The proposal would not adversely affect visual or residential amenity, and accords with planning policy. It is therefore recommended for approval subject to conditions.

### 2. Site description

- 2.1. The site itself is within the Framlingham settlement boundary but away from the main built up hub of Framlingham and located on the road heading to Badingham.
- 2.2. The application host property is a large detached bungalow well set back from the highway. The site frontage features a sizeable parking/turning area with associated

driveway and a detached two bay garage ahead of the principal elevation. The site has associated hedgerow on all boundaries and has neighbouring properties on both sides, the property to the east of the site is located significantly further forward than that of the application property.

- 2.3. The adjacent neighbour to the east has recently gained permission for a holiday let in a similar location to that of the proposed cart lodge.

### **3. Proposal**

- 3.1. The proposal is for construction of a two-bay car port with storage above; the proposed building would be located ahead of the existing application property and directly opposite the existing garage on site, the proposed building is to be located on the south-west boundary.
- 3.2. The proposed cart lodge will have three open sides and one back wall and will appear modest with sympathetic materials mostly timber and weatherboarding with a slate roof, the storage will be access through a hatch in the roof.

### **4. Consultations/comments**

- 4.1. One neighbour has made comments on the plans but has not supported or objected to the proposal.

#### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Framlingham Town Council	15 October 2019	22 October 2019
Summary of comments: <i>"The Town Council supported the application."</i>		

### **5. Publicity**

None

#### **Site notices**

General Site Notice

Reason for site notice: General Site Notice

Date posted: 23 October 2019

Expiry date: 13 November 2019

### **6. Planning policy**

- 6.1. On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes,

statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore any policy documents listed below referring to "Suffolk Coastal District Council" continue to apply to East Suffolk Council until such time that a new document is published.

- 6.2. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.
- 6.3. The Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document has been adopted and forms part of the Development Plan. It was adopted in July 2013. Upon its adoption a number of the policies within the pre-existing Suffolk Coastal Local Plan were 'Saved,' and others were superseded or abandoned.
- 6.4. The Development Plan for the District consists of:
  - East Suffolk Council Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (Adopted July 2013),
  - East Suffolk Council Suffolk Coastal District Local Plan - Site Allocations and Site Specific Policies Development Plan Document (Adopted January 2017)
  - The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.
  - Policies of any relevant Neighbourhood Plan
- 6.5. The relevant policies of the Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (Adopted July 2013) are:

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP23 - Framlingham (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- 6.6. The relevant policies of the 'Made' Framlingham Neighbourhood Plan (March 2017):
  - FRAM1 - Framlingham Town Physical Limits Boundary
  - FRAM4 - Design Standards

- 6.7. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday 29 March 2019, the Examination took place between 20th August and the 20th September 2019. Full details of the submission to PINS can be found through this link: [www.eastsuffolk.gov.uk/localplanexamination](http://www.eastsuffolk.gov.uk/localplanexamination) . Presently, only those emerging policies which have received little objection (or no representations) can be given more weight in decision making if required, as outlined under Paragraph 48 of the National Planning Policy Framework (2019). The policies that are now considered to have some weight in determining applications are not applicable to the consideration of this scheme.

## **7. Planning considerations**

### Visual Amenity and Streetscene:

- 7.1. The proposed design, size and scale of the proposed cart lodge is considered to be modest; the proposed cart lodge will appear visually recessive to the existing property and well-related in terms of the use of sympathetic materials, the proposed new outbuilding is ahead of the principal elevation of the main dwelling when ideally it would be located either in line or behind the front elevation. However in this area many other properties have buildings ahead of the principal elevation, which forms an essential part of the pattern of development in this area so it is considered to be acceptable in this instance.
- 7.2. The proposed building would be overshadowed by the adjacent neighbours much larger scale detached holiday let, rather than the new additional building result in harm to the existing.
- 7.3. The proposal will result in little to no impact upon the streetscene. The existing property and proposed detached outbuilding are well screened from the immediate streetscene by the front tall hedgerows and there is considered to be minimal visual impact upon the streetscene impact as a result.
- 7.4. The proposal is therefore considered to meet and comply with local planning policies SP15 and DM21 as well as the neighbourhood plan policies

### Residential Amenity:

- 7.5. The proposed location of the cart lodge is not considered to have a harmful impact upon the adjacent neighbour or wider residential amenity due to the distances from private amenity areas and windows serving habitable rooms.
- 7.6. The proposed building would be overshadowed by the adjacent neighbours larger detached holiday let, rather than the new additional result in harm to the existing.
- 7.7. The proposal will result in no additional adverse residential amenity impacts and overall is considered to be compliant with DM23 - Residential Amenity.

## **8. Conclusion**

- 8.1. Overall the proposed cart lodge is considered to be a modest form of development with a suitable design and overall scale. The proposal will not detract from the existing property

or the character of the area and is considered to be well-related in terms of materials and visual appearance. It is therefore recommended for approval subject to appropriate conditions.

## **9. Recommendation**

### **9.1. Recommendation for approval.**

### **9.2. 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 Proposed All Plans & Site Plan received 11/10/19 & 15/10/19, 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

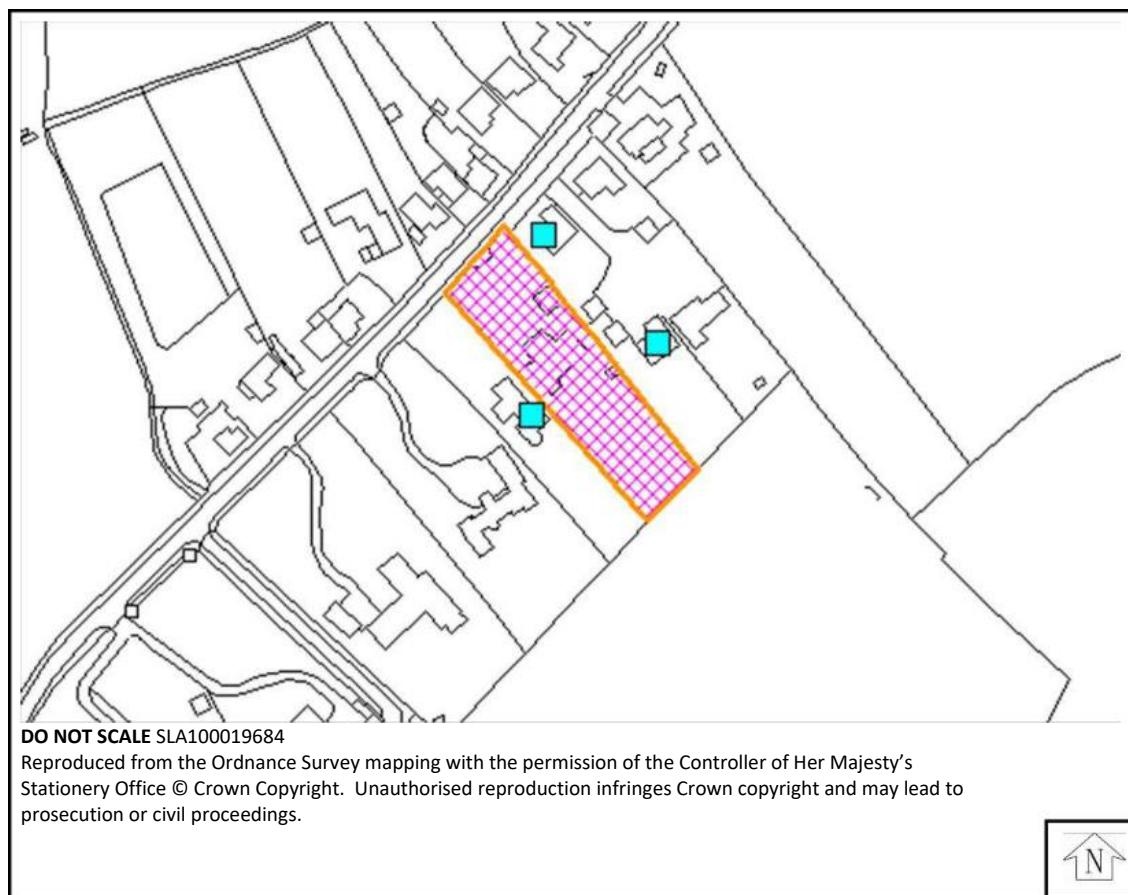
## **10. Informatives:**

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.





## **11. Background information**

- 11.1. See application reference DC/19/3882/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYR5JCQXMWL00>

## Map



## Key

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