

PLANNING COMMITTEE NORTH – 13 August 2019

APPLICATION NO DC/19/2286/FUL

EXPIRY DATE 31 July 2019

APPLICATION TYPE Householder

APPLICANT Mr & Mrs M Baker

LOCATION Sandalwood, Stirrups Lane, Corton, Lowestoft, NR32 5LD

PARISH Corton

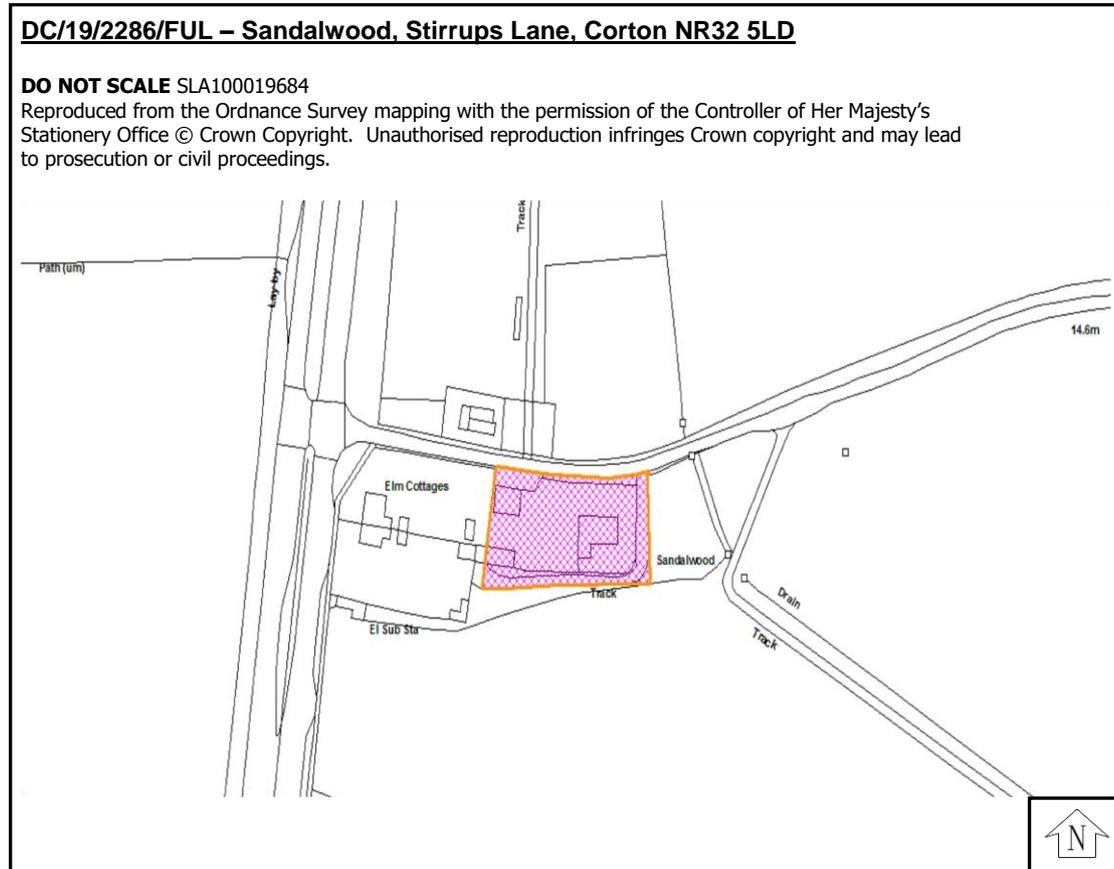
PROPOSAL Demolition of existing outbuildings and construction of new Garages and Stables

CASE OFFICER Melanie van de Pieterman

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MAP



1 EXECUTIVE SUMMARY

- 1.1 The application seeks planning permission for the demolition of existing outbuildings and construction of new garages and stables.
- 1.2 The application is presented to Planning Committee as the applicant is related to one of the Elected Members of the Council.

2 SITE DESCRIPTION

- 2.1 The host dwelling is a one and a half storey brick and tile modern property located on the eastern side of Stirrups Lane at the western end of the lane close to the junction with the A47. There is a pair of semi-detached late Victorian/early Edwardian two-storey dwellings to the west which face directly onto the A47 whose gardens extend to the application site. These gardens are approximately 30 metres long and contain some outbuildings which are separated from the application site by mature hedging and a 1.8m high close boarded fence.

3 PROPOSAL

- 3.1 This application seeks full planning permission to demolish the existing outbuildings and replace them with a garage and stable block.
- 3.2 The proposed garage is a single storey brick and tile three car structure with storage areas measuring 12.6 by 6.1 metres and is approximately 5 metres in height. It is of a linear form and will abut the western boundary of the dwelling running north to south and there is an established access directly off Stirrups Lane which would serve the garage.
- 3.3 The proposed stable block is a traditional 'L' shape and measures 7.6 by 3.6 and is 4.5 metres in height, containing two stables and a tack room. It is proposed to be located in the south western corner of the site and there is an existing access track around the perimeter form an access to the eastern end of the curtilage.

4 CONSULTATIONS/COMMENTS

- 4.1 Corton Parish Council: No response received
- 4.2 Suffolk County Highways Authority: No objection
- 4.3 ESC Head of Environmental Services: No comments received
- 4.4 Third Party Representations: None received

5 PUBLICITY: None

6 SITE NOTICES

- 6.1 The following site notices have been displayed:

7 PLANNING POLICY

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.
- 7.2 National Planning Policy Framework (NPPF) (2019)
- 7.3 The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policy is considered relevant:
- WLP8.29 - Design

8 PLANNING CONSIDERATIONS

- 8.1 The main considerations in the determination of this application concern the appearance of the proposed buildings and the impact on residential amenity. There would be some views of the garage roof, however it is of a form that is not uncommon in rural domestic settings such as this and would not be an alien or discordant feature within the wider landscape, where views would be very limited and it would not have a significant or detrimental impact on the amenities of nearby residents by virtue of distance, screening, massing and orientation.
- 8.2 As already stated in paragraph 2.1, the neighbouring dwellings will be separated from the stable block and garage by a distance of some 30 metres and there are outbuildings within the neighbouring gardens that further obscure views, along with mature hedging and trees. The neighbouring properties are to the west of the application site and the heights of the proposed buildings will not cause any overshadowing or loss of light to the garden areas.
- 8.3 With regards to the stable block there will be some views of the roof and structures when driving or walking along Stirrups Lane however this would not be of a significant level and is of an appropriate level in a rural domestic setting where this type of development is not unusual and given the heights and location it is considered that it would have a less than substantial impact on the landscape and the amenities of nearby residents due to scale, siting, screening and the loss of the existing buildings.
- 8.4 Policy WLP8.29 (Design) of the East Suffolk (Waveney) Local Plan 2019 states that design development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. Applications for planning permission should demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness. In this respect the proposed garage and stables block are of a similar form to the main dwelling and adjacent buildings insofar as materials and overall character.

- 8.5 Furthermore policy WLP8.29 requires developments to respond to local context and the form of surrounding buildings in relation to the overall scale and character of the area, the layout and site coverage, the height and massing of existing buildings and their subsequent relationship between buildings and spaces and by using the materials appropriate to the local vernacular. Finally the proposals must protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development. As has already been stated, officers are satisfied with the proposed development and that their overall design, scale, siting and form constitutes an acceptable form of development within a rural domestic setting and complies with the provisions of policy W8.29.

9 CONCLUSION

- 9.1 For the reasons given above the proposed development is considered to constitute an acceptable form of development which complies with policy WLP8.29 of the adopted East Suffolk (Waveney) Local Plan 2019.
- 9.2 The buildings would be of a domestic form within a rural domestic setting and there is sufficient distance between the properties to alleviate any very limited potential for overshadowing of the garden areas.

10 RECOMMENDATION

- 10.1 That planning permission be granted subject to the following 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 plans numbered 200519-1A (Block Plan) and 200519-3 (proposed floor plans and elevations) received 6 June 2019, 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 to be used in the construction of the external surfaces of the buildings hereby permitted shall match those used in the existing building unless annotated otherwise on the drawing hereby approved.

Reason: To ensure the satisfactory external appearance of the development.

BACKGROUND INFORMATION:

See application ref: DC/19/2286/FUL
at www.eastsuffolk.gov.uk/public-access