

PLANNING COMMITTEE SOUTH – 27 AUGUST 2019

APPLICATION DC/19/2048/FUL

EXPIRY DATE 4 August 2019

APPLICATION TYPE FUL

APPLICANT Miss Katherine Abbott

ADDRESS 28 Haughley Drive, Rushmere St Andrew

PARISH Rushmere St Andrew

PROPOSAL Demolish current wall at the side of the house replace with a fence and concrete posts and concrete gravel board. The fence will be installed within the new boundary (if successful with planning and purchasing the land) 800 mm space will be left between new fence and boundary and plants will be planted in the border to keep the area soft. This will also tidy and help with the maintenance of the area, keeping it tidy.

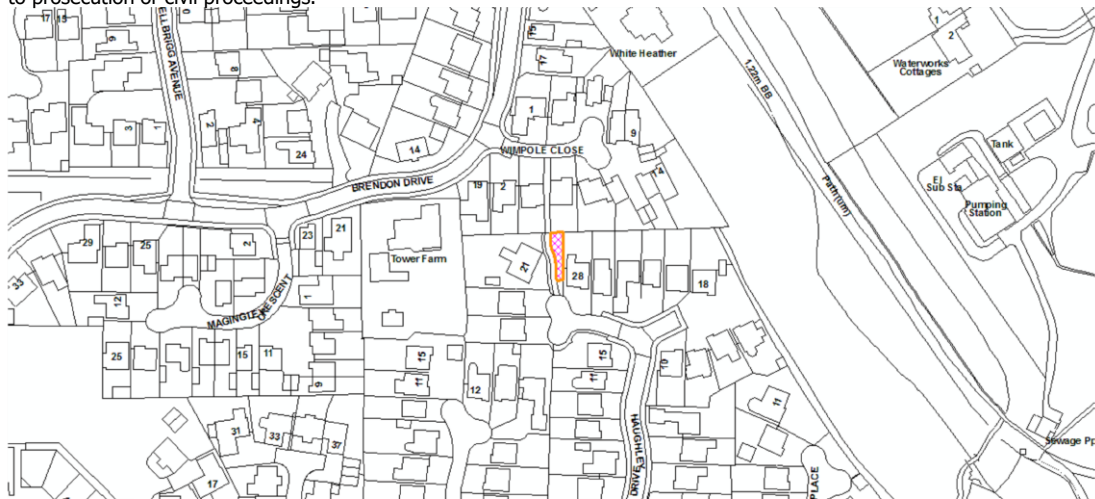
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MAP

DC/19/2048/FUL- 28 Haughley Drive, Rushmere St Andrew, IP4 5QU

DO NOT SCALE SLA100019684

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1 EXECUTIVE SUMMARY

- 1.1 Planning permission is sought for the extension to the curtilage of a residential dwelling through the purchase of a piece of open space currently owned by East Suffolk Council.**
- 1.2 The item has come before Members today due to the land being owned by the Council and thus triggering the need of the application to be decided by Members.**
- 1.3 The land has not been purchased yet and the applicant is waiting for planning permission before attempting to purchase the plot. It is proposed that the enlarged garden would have a fence built along the western side of the public footpath with a 0.8 metre gap between the fence and the path for the planting of a new hedgerow to retain the green corridor.**

2 SITE DESCRIPTION

- 2.1 The site is a small parcel of vegetated land between 28 Haughley Drive and a public footpath connecting Wimpole Close to Haughley Drive. The pathway is a green corridor with vegetation both sides providing a natural, pleasant cut through between two cul-de-sacs of the estate. The land runs parallel to No.28 with the parcel of land beginning at 1.35 metres wide reaching a maximum of 4.75 as it widens to the north.**

3 PROPOSAL

- 3.1 The application seeks full planning permission for a change of use to extend the curtilage of the rear and side garden space of 28 Haughley Drive up to the public footpath.**
- 3.2 It is proposed to enclose the enlarged garden with a fence erected 0.8 metres away from the path with planting on the public side to retain a softer, green corridor with the planting being maintained by the applicant. The fence is proposed to be 1.8m high with concrete posts and wooden panels and gravel boards.**

4 CONSULTATIONS/COMMENTS

- 4.1 Parish/Town Council**
"Rushmere St Andrew Parish Council recommends REFUSAL, the proposal will have an adverse impact on public amenity and public safety. The fence will be in closer proximity to the footway/ cycle way and this will impact on the openness of the area as well as public safety. The proposal does not accord with Policy DM21 of the Suffolk Coastal Local Plan that expects developments to establish a strong sense of place and create attractive places to live, work and visit."
- 4.2 Suffolk County Council Highways Authority - No objection**
- 4.3 Third Party Representations – None received**

5 PUBLICITY

- 5.1 None required due to nature of the application**

6 SITE NOTICES

6.1. The following site notice(s) have been displayed at the site:

Site notice type	Reason	Date posted	Expiry date
General site notice	General Site Notice	31.05.2019	21.06.19

7 PLANNING POLICY

7.1 Section S38(6) of the Planning and Compulsory Purchase Act 2004 states that the planning application is to be determined in accordance with the development plan unless material consideration indicates otherwise.

7.2 National Planning Policy Framework (NPPF) 2019

7.3 National Planning Policy Guidance

7.4 East Suffolk Council - Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document (adopted July 2013 policies:

- SP15 – Landscape and Townscape
- DM8 – Extensions to Residential Curtilages
- DM23 – Residential Amenity

7.5 The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday, 29th March 2019, and the hearings are to take place in August 2019. Full details of the submission to PINS can be found through this link: www.eastsuffolk.gov.uk/localplanexamination. At this stage in the plan making process, the policies that 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 (2018). Certain policies are now considered to have some weight in determining applications; these have been referenced where applicable. The relevant policies are:

- SCLP11.1: Design Quality
- SCLP11.2: Residential Amenity

8 PLANNING CONSIDERATIONS

8.1 The extension of the curtilage would remove some depth of the vegetation separating the path with the new fence however this would be offset by the new *Griselinia littoralis* planted between the fence and path. This particular plant will be conditioned to the application to ensure a strong screening of the fence as it grows quickly, is easy to maintain and looks good all year round. It can grow up to three to four metres tall completely screening the fence from the footpath and ensuring a natural sense is maintained within the area.

8.2 The proposed planting would replace the current vegetation that includes weeds and brambles that have grown over the path and reduced manoeuvrability and space within the corridor. The replacement of this will ensure a safer route that has a uniform planting schedule that creates a cleaner more sustainable corridor.

- 8.3 Whilst, given time the proposed planting would mature to a height that would screen the proposed planting, it is recommended that the fence is conditioned to be stained a dark colour in the interests of amenity.
- 8.4 The proposal will conserve the character of the area through the provision of a new more manageable planting scheme that will have only a minor impact to the overall amenity of the area through a soft, green planting scheme being replaced with a slightly harder but similar natural scheme that will be under the responsibility of the owner due to the vegetation being on their newly purchased land. The proposal therefore complies with Strategic Policy SP15 – Landscape and Townscape by protecting the landscape character. There will be minimal public amenity lost once the hedges have grown to their full size, with the green corridor being retained as such.
- 8.5 The proposal would not significantly impact any neighbouring properties amenity space with the most potential affected being to the north, No.6 Wimpole Close, that backs onto the proposed site. The height of the existing vegetation over their rear fencing would be lost from their view looking out from the rear of their property however this is not considered to be a significant loss to their amenity and is not used to screen any views to the south.
- 8.6 Therefore, the development would comply with Development Management Policy DM23 – Residential Amenity as the proposal would not cause an unacceptable loss of amenity to adjoining or future occupiers.
- 8.7 The resulting size of the curtilage would reflect the scale and location of the dwelling and the boundary feature is of a vegetated form that reflects its location within the Rushmere St Andrew estate in line with Development Management Policy DM8 – Extensions to Residential Curtilages.

9 CONCLUSION

- 9.1 In conclusion, the adoption of this parcel of land into the curtilage of the adjacent residential dwelling would not cause significant harm to the amenity of the area nor would it drastically alter the character of the locality.
- 9.2 As such, it meets the requirements of the National Planning Policy Framework (2019), and Policies SP15, DM21 and DM23 of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document (2013).

10 RECOMMENDATION

- 10.1 APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with: Block Plan, Site Location Plan and supporting photographs; received 06 June 2019; for which permission is hereby granted and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. The western site boundary (adjacent the hereby approved new fence) shall be planted as a *Griselinia littoralis* not later than the first planting season following the commencement of the development; and any plants which die during the first three years shall be replaced in the next planting season.

Reason: In the interests of amenity and the appearance of the locality.

4. Within 3 months of the fence being erection, the timber sections of the hereby approved fence shall be stained in a dark colour, and be retained in that colour thereafter.

Reason: In the interest of visual amenity.

BACKGROUND INFORMATION:

See application ref: DC/17/3412/FUL
at www.eastsuffolk.gov.uk/public-access