



Committee Report

Planning committee - 28 January 2019

Application no DC/19/4406/FUL

Location

41 Wacker Field Road
Rendlesham
Suffolk
IP12 2UT

Expiry date 7 January 2020

Application type Full Application

Applicant Mr David Brous

Parish Rendlesham

Proposal Change of use of land to private residential garden space and erection of fence on 2two sides (two sides already fenced).

Case Officer Danielle Miller
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1. Summary

- 1.1 The application site relates to land to the north east of 41 Wacker Field Road, Rendlesham. The site is located within the physical limits boundary and is not within a specially designated area.
- 1.2 The application seeks permission for an extension of a private residential garden and erection of a 1.83m high close boarded fence on the two open sides to match the existing fence already in place on the other sides.
- 1.3 The proposal accords with local policies DM8, DM21 and DM23, in that the resulting size of the curtilage reflects the scale and location of the property; it would not result in a visual intrusion and the design of the fence reflects the character of the surrounding area. There would remain adequate open space between the proposed curtilage and the public footpath, and the proposed fencing would not have a negative impact on the streetscene.

1.4 The District Council is the owner of the site and therefore in accordance with the Scheme of Constitution contained in the Constitution, the application is required to be determined by the Planning Committee.

1.5 This application is recommended for approval.

2. Site description

2.1 The application site relates to land to the north east of 41 Wacker Field Road, Rendlesham. The site is located within the physical limits boundary and not within a specially designated area.

3. Proposal

3.1 The application seeks permission for an extension of a private residential garden and erection of a 1.83m high close boarded fence on the north east and south east side of the land, the fence will match the existing fence already in place on the other north west side.

4. Consultations/comments

4.1 No third party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Rendlesham Parish Council	15 November 2019	10 December 2019
Summary of comments: The Planning Meeting considered the above application in meeting on 9th December 2019 and has no objection.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	15 November 2019	25 November 2019
Summary of comments: This proposal is unlikely to have any impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council as a highway authority does not wish to restrict the granting of permission.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 20 November 2019

Expiry date: 11 December 2019

5. Planning policy

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))

DM8 - Extensions to Residential Curtilages (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

National Planning Policy Framework

6. Planning considerations

- 6.1 This area of land subject of this application is currently a reasonably well-maintained grass space closed in on three sides by fencing and natural vegetation. No neighbouring properties overlook this area, and the communal footpath is a reasonable distance from the area indicated.
- 6.2 Further investigation into this site indicates that this area of land is freehold land owned by East Suffolk Council. Alongside this area of land, a larger stretch that fronts the A1152 is under the same ownership and the landscaping is a feature as required under planning permission consent C/88/0235. However, the area of land adjacent (North) to 41 Wacker Field Road does not contribute in the same way and is considered suitable for use as a garden.
- 6.3 The material consideration for this application is DM8 for extensions to residential curtilages; the resulting size of the curtilage reflects the scale and the location of the dwelling; its use would not result in visual intrusion caused by developments ancillary to the residential use, it does not remove or enclose an existing native species hedgerow and the proposed boundary fence reflects its location. This area of land has been maintained by the applicants for some time, there is a footpath which runs to the north east, where the proposals do not extend all the way to the footpath leaving public open land on either side. The area already appears to relate to 41 Wacker field and looks to form part of its front garden. The position of the property is well screened from the road due to its angle and foliage around. The proposed fence at 1.8 metres high is considered appropriate in this location the area to the south east is still open as it forms part of the shared drive. Officers do not consider that the proposed extension to the curtilage will cause any harm or intrusion to neighbouring properties as such accords with policy DM8; DM23 and DM21.
- 6.4 Beyond this required change of use application, the applicant is advised to contact the East Suffolk Council Estates Office to discuss ownership of this land.

7. Conclusion

7.1 The proposal accords with local policies DM8, DM21 and DM23.

8. Recommendation

8.1 Officers recommend approval in line with local policy.

9. 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 buy a plan block plan received 11th November 2019 and fence details received on 15th January 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.

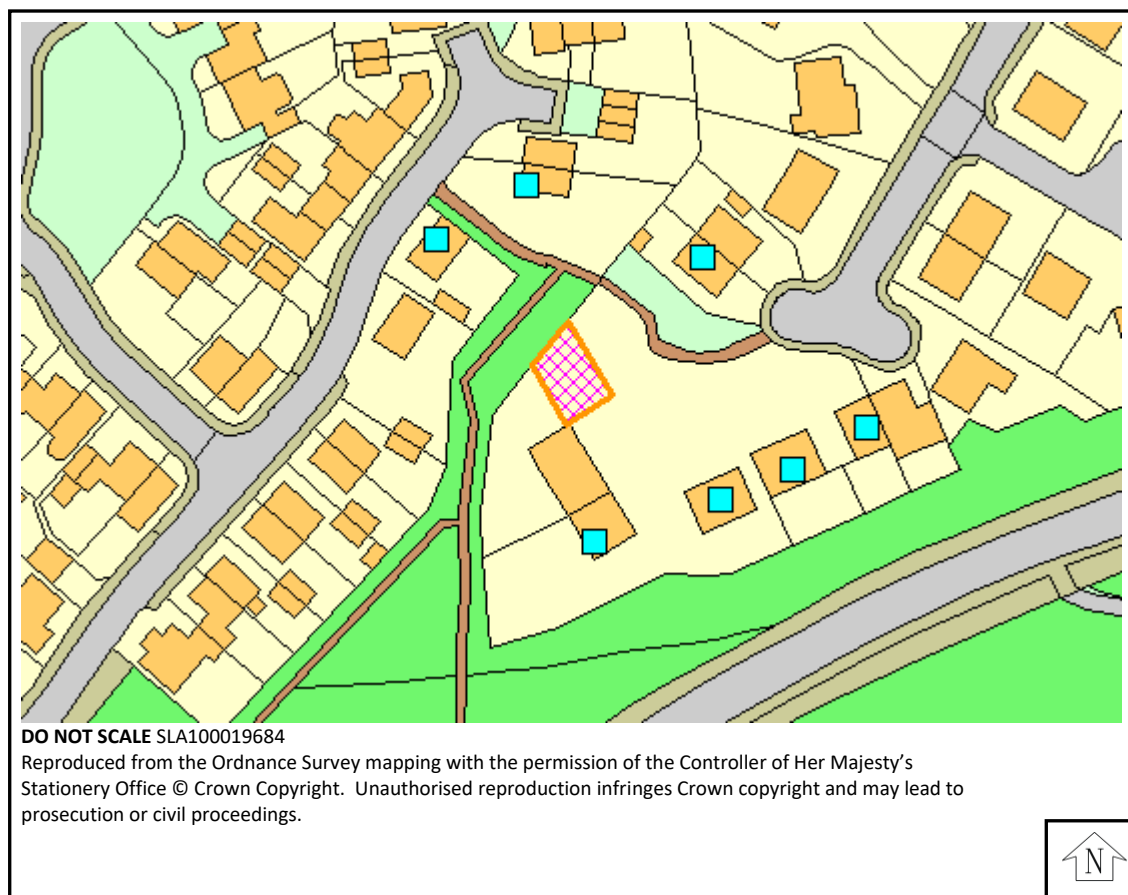
Informatives:

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/19/4406/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0SONWQXFYG00>

Map



Key

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