

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 28 September 2016

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AGENDA ITEM NO	1
APPLICATION NO	2707/16
PROPOSAL	Retention of concrete pad and addition of shingle to driveway
SITE LOCATION	4 Church Road, Felsham IP30 0PN
SITE AREA (Ha)	0.014
APPLICANT	Ms S Applin
RECEIVED	June 15, 2016
EXPIRY DATE	August 26, 2016

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### REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The property is owned by Mid Suffolk District Council

### PRE-APPLICATION ADVICE

1. Pre-application advice has been given that planning permission is required for the retention of the existing concrete pad hardstanding and the extension of the driveway/forecourt in shingle. In other locations the shingle would be regarded as permeable and the work would be permitted development, however in this case the property is within the area covered by an Article 4 Direction and this reduces some permitted development rights. Felsham's Article 4 Direction refers to the 1995 Town and Country Planning Development Order that has been revoked and replaced by the 2015 Development Order. This does mean what may have needed permission before due to the Article 4 Direction has altered and it may be the case the Article 4 Direction should be reviewed and as needed updated. However, in this case for the avoidance of doubt a planning application has been made for both shingle and concrete hardstanding.

### SITE AND SURROUNDINGS

2. The property is within the settlement boundary for Felsham as defined in the adopted Mid Suffolk Local Plan. It is also within the designated conservation area.

### HISTORY

3. The planning history relevant to the application site is:

3545/11	Retention of front door canopies to properties 1, 2 & 4 Church Road, Felsham (following removal of existing). Replacement of front door canopy at 5 Church Road, Felsham	Granted 08/12/2011
0950/06	Retention of PVCU windows as installed	Granted 06/07/2006
0098/92/LB	DEMOLITION OF RUINED BRICK OUTBUILDING RANGE; RESITING OF MODERN TIMBER SHED AND ERECTION OF SINGLE-STOREY EXTENSION WITH LOBBY AND LINK BUILDING.	Granted 02/09/1992
0665/92	DEMOLITION OF RUINED BRICK OUTBUILDING RANGE; RESITING OF MODERN TIMBER SHED AND ERECTION OF SINGLE-STOREY EXTENSION WITH LOBBY AND LINK BUILDING.	Granted 02/09/1992

### PROPOSAL

4. It is proposed to retain an existing concrete pad to the front of the property and lay a gravel surface to form an extended driveway/forecourt to the front of the property.

The existing concrete pad measures 5m. x 3m. The proposed shingle extended driveway/forecourt will replace an existing lawn and extend this 'hard' surface to an area covering the front garden from the Church Road frontage to a point 14m. in from that frontage, where there is a slight change of level in the garden. The width of the new hardstanding (including the existing concrete) will diminish slightly over that distance from the 7m. at the street frontage to 5.5m at the new edge. The concrete path will remain.

### POLICY

5. **Planning Policy Guidance**

See Appendix below.

### CONSULTATIONS

6. **Felsham Parish Council** have no objection

**SCC Highways** have no objection subject to conditions covering the improvement of the existing vehicular access and surface water drainage

**MSDC Heritage** have not commented

**MSDC Asset Management** comment that permission for the alteration has not been granted 'but would more than likely be approved'

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. None received

**ASSESSMENT**

8. This work is considered to be visually acceptable.

The comments of the highway authority are noted and the points have been secured by condition. As a further precaution the type of gravel to be used should be restricted to 20mm. guage and above, to prevent material being transferred onto the highway in tyre treads.

Similarly the comment of MSDC Asset Management is noted. This need not affect the grant of planning permission and an informative can be added to the decision notice.

On balance the development is not considered to result in significant harm and permission with conditions is recommended.

**RECOMMENDATION**

**That Full Planning Permission be Granted subject to the following conditions:-**

- 1 Standard time limit
- 2 List of approved documents
- 3 Highways: Access
- 4 Highways: Surface water drainage
- 5 Shingle to be min. 20mm. guage
- 6 All new surfacing materials to be free draining.

**Informative re- the tenant's need for alteration permission.**

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Ian Ward  
Senior Planning Officer

**APPENDIX A - PLANNING POLICIES**

1. **Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor5 - CS5 Mid Suffolks Environment  
 CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
 CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

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2. **Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**HB8** - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

**T9** - PARKING STANDARDS

3. **Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: