

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 11 January 2017

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<b>AGENDA ITEM NO</b>	2
<b>APPLICATION NO</b>	3933/16
<b>PROPOSAL</b>	Extensions and alterations
<b>SITE LOCATION</b>	Street Farm Day Nursery, Station Road, Elmswell, IP30 9HD
<b>SITE AREA (Ha)</b>	0.1
<b>APPLICANT</b>	Mrs L Pratt
<b>RECEIVED</b>	September 20, 2016
<b>EXPIRY DATE</b>	November 18, 2016

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

The applicant is Mid Suffolk District Council.

The Deputy Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly.

**PRE-APPLICATION ADVICE**

1. Pre application advice was not sought.

**SITE AND SURROUNDINGS**

2. The site is located in the centre of Elmswell, well within the settlement boundary and built-up area of the town. The site is situated on Station Road, one of the main roads which runs through the town. The site is primarily surrounded by residential properties with the exception of a small shop, approximately opposite the site. Directly south of the site is the private cul-de-sac, Feldway which serves several residential properties.

The site contains a paved driveway and parking for 8 cars, two single-storey buildings, and an enclosed playground. The main building has an 'L' shaped formation that fronts the highway to the west and the site's driveway to the north. The building is set back a reasonable distance from the Station Road with a wide lawn and pavement in front. The second building is located in the southeast corner of the site on the boundary. The two buildings have a 'barn like' appearance with large areas clad in black painted timber boarding.

**HISTORY**

3. There is no history relevant to the application.

**PROPOSAL**

4. The proposal is to erect two single-storey extensions, one to each building on site.

The proposed extension to the main building is located on the west/highway elevation. The extension is approximately 14 x 3.7 meters in size and is located in the area that is current lawn. The extension provides a new reception/office and an additional room for the nursery. The extension is brick and timber clad to match the existing building. The proposed works also include a new window in the existing building and new signage. A small area of lawn is retained to the front and side of the extension. In front of the extension the strip of lawn varies in width from approximately 0.4 to 1 meters wide.

The proposed extension to the rear building is located on the west elevation. The proposal extends the existing gable by approximately 4.8 meters and includes overhanging areas for storing bins and buggies. The footprint of built extension is approximately 2.8 x 6.3 meters in size and provides a single new room.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. The Environmental Management Officer has no objection to the application.  
The Environmental Protection Officer has no objection to the application.  
The SCC Highways Officer has no objection to the application.  
The Parish Council supports the application.

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.
- Comments received from Chris Richardson at Street Farmhouse concerned about visibility.
- Comments received from Chris Sturgeon at Tucked Away concerned about visibility and increased on-street parking.
- Objection received from Paul Gatehead at Feldway regarding visibility and increase congestion.

## **ASSESSMENT**

8. Due to the scale, form and detailed design of the proposal it is not considered that any unacceptable impacts would be presented. The judgement has been made having had regard for nature of the proposal and its relationship with surrounding environs and built development including residential properties.

Whilst concerns in respect of highway safety have been noted and taken into account, such matters are not considered to pose any unacceptable detriment due to the relationship, orientation and degree of separation between the development and the public highway.

## **RECOMMENDATION**

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

### **1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

*Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004*

### **2. LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard :

#### **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing 3692-01 Site Plan at scale 1:1250 received 20th September 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

#### **Approved Plans and Documents:**

Drawing 3692-01 Site Plan at scale 1:1250 received 20th September 2016.  
 Drawing 3692-02 Topographical Survey (by others) As Existing at scale 1:200 received 20th September 2016.  
 Drawing 3692-03A Measured Survey at scale 1:100 received 20th September 2016.  
 Drawing 3692-04D Scheme Design at scale 1:100 received 20th September 2016.  
 Drawing 3692-05C Topographical Survey (by others) As Proposed at scale 1:200 received 20th September 2016.

### 3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

*Reason – To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.*

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Ruth Bishop  
Planning Officer

### APPENDIX A - PLANNING POLICIES

#### 1. Mid Suffolk Local Plan

**HB1** - PROTECTION OF HISTORIC BUILDINGS  
**H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION  
**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

#### 2. Planning Policy Statements, Circulars & Other policy

**NPPF** - National Planning Policy Framework

### APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **3** interested parties.

The following people **objected** to the application

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The following people **supported** the application:

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

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