



**Title:** Committee Siteplan

**Reference:** 2868/15

**Site:** 10 Shakespeare Road  
Stowmarket IP14 1TJ



**MID SUFFOLK DISTRICT COUNCIL**

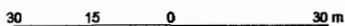
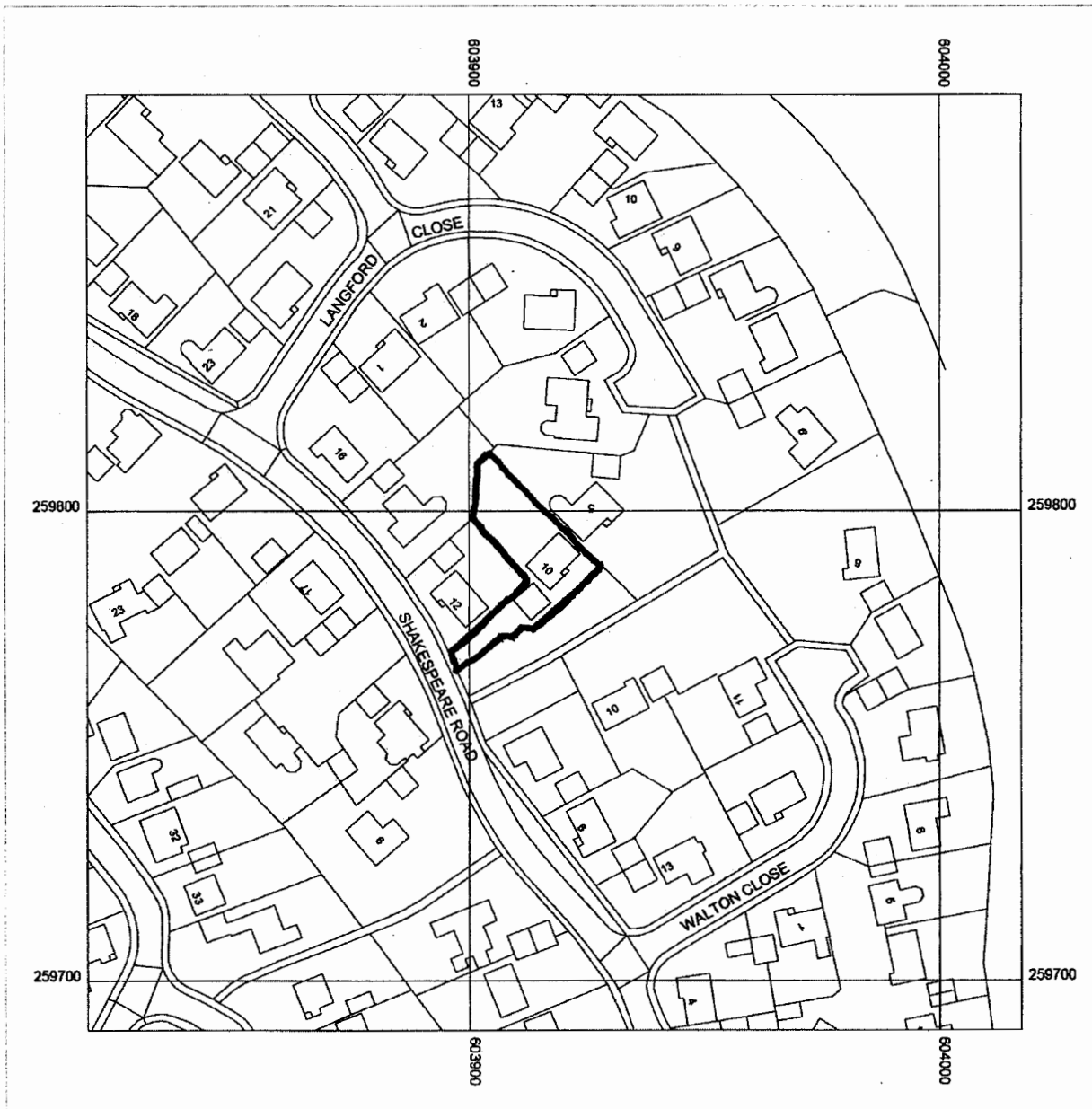
131, High Street, Needham Market, IP6 8DL  
Telephone : 01449 724500  
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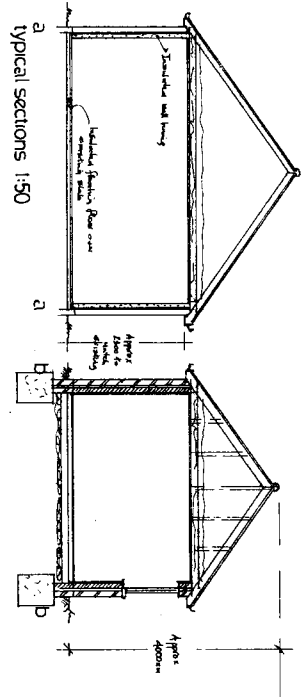
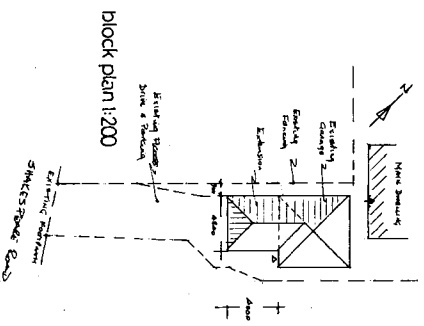
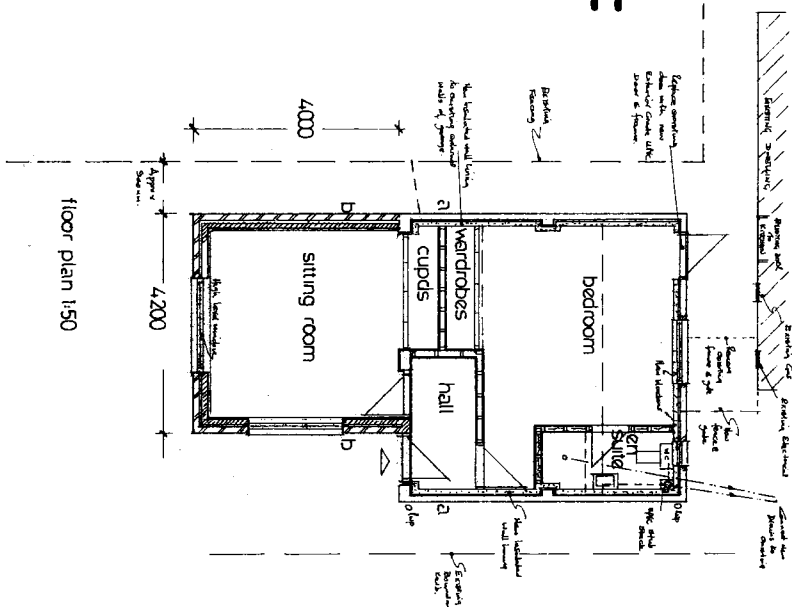
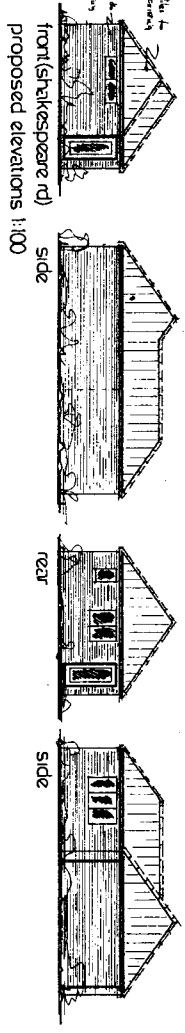
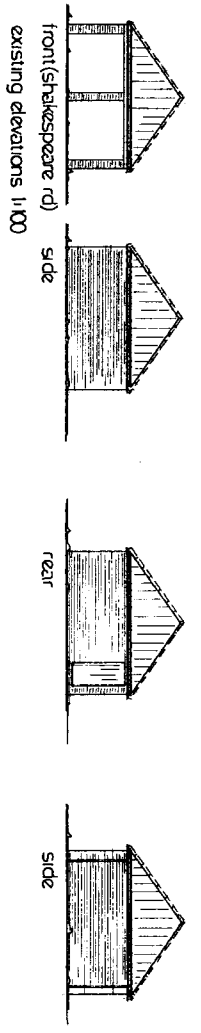
Plot centre co-ordinates: 603918, 259789  
Download file: Print52407\_1550783  
Project name: Shakespeare Rd

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## MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	2868/15
Parish	STOWMARKET NORTH
Member making request	GARY GREEN
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	T-10 with the number of cars currently parking on the drive and with the loss of drive and garages there's a high likely hood of increased on street parking.  H-16 loss of amenity to neighbour at number 12 due to the over development of the site
13.4 Please detail the clear and substantial planning reasons for requesting a referral.	This would create a dangerous precedent in what is a desirable area and would be over development. It also has an effect on number 12's amenity. With the number of cars regularly park there now any loss of driveway in this manner would create significant on street parking issues.
13.5 Please detail the wider District and public interest in the application	Of the people who have contacted me everyone is against it
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	None. This is a very controversial and for the reasons stated earlier it needs to go to committee! Have spoken to another officer for advice on filling out this form as Lindsey was unavailable when I called



**General Construction Notes for Single Storey Extension and Conversion of Existing Double Garage to form Additional Living Accommodation.**

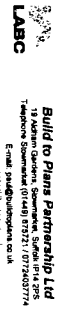
All work shall be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and all applicable Regulations.

**FOUNDATION:** All foundations shall be constructed in accordance with BS 5275:2001. Foundations shall be designed to carry the full design load of the proposed extension and conversion. Foundations shall be constructed to a minimum depth of 100mm below finished ground level.

**WALLS:** All walls shall be constructed in accordance with BS 5275:2001. Walls shall be constructed to a minimum thickness of 100mm. Walls shall be constructed to a minimum height of 2.0m above finished ground level.

**FLOORING:** All flooring shall be constructed in accordance with BS 5275:2001. Flooring shall be constructed to a minimum thickness of 50mm. Flooring shall be constructed to a minimum height of 100mm above finished ground level.

**ROOFING:** All roofing shall be constructed in accordance with BS 5275:2001. Roofing shall be constructed to a minimum thickness of 50mm. Roofing shall be constructed to a minimum height of 100mm above finished ground level.



**Build to Plans Partnership Ltd**  
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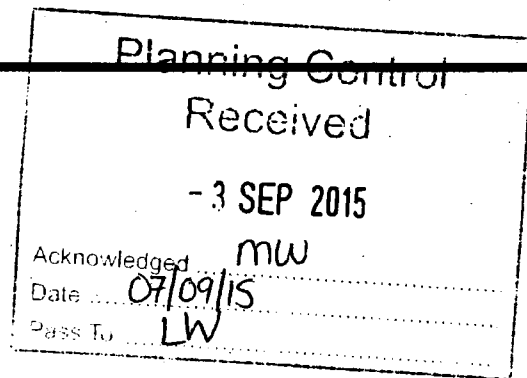
Client:	Mr & Mrs L.A. JARVIS
Address:	15 Shakespeare Road, Westminster, W1T 1TU
Job Title:	Single Storey Extension and Conversion of an Existing Double Garage to form Additional Living Accommodation
Drawing Title:	Plan, Elevation, Section, Roof Plan and Details
Drawing Number:	01/17
Scales:	As Shown & Noted

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**Emilia Simmons**

**From:** Planning Admin  
**Subject:** FW: Planning applications

**From:** Michelle Marshall [mailto:MichelleM@stowmarket.org]  
**Sent:** 03 September 2015 16:26  
**To:** Planning Admin  
**Subject:** Planning applications



Please see responses from Stowmarket Town Council regarding recent planning applications:

Ref No.	Details	Site & Applicant	Comments
368/15	Erection of extension to and conversion of existing detached double garage to form additional living accommodation.	10 Shakespeare Road for Mr and Mrs Talbot.	<p><b>RESOLVED:</b> That the Town Council recommended refusal of the planning application on the grounds that the proposed dwelling would represent overdevelopment of the site:</p> <ul style="list-style-type: none"> <li>i) Contrary to planning policy <b>GP1</b>, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;</li> <li>ii) Contrary to planning policy <b>SB2</b>, the proposed development will adversely affect the character and appearance of the settlement;</li> <li>iii) Planning policy <b>SB2</b> states 'inappropriate forms of development will be refused';</li> <li>iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy <b>H02</b>;</li> <li>v) Contrary to planning policy <b>H13</b>, the design and layout will not respect the character of the proposal site and the relationship of the proposed development to its surroundings;</li> <li>vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy <b>H15</b>; and</li> <li>vii) Contrary to planning policy <b>ENV03</b>, the design and layout does not respect the</li> </ul>

characteristic of the sites and the surroundings.

The Town Council is concerned that if the proposed development were to be granted planning permission, a precedent would be set to allow for further garage conversions in the surrounding area.

Kind regards,  
Michelle

Michelle Marshall  
Deputy Town Clerk

Stowmarket Town Council  
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

01449 612060 | [michellelm@stowmarket.org](mailto:michellelm@stowmarket.org) | [www.stowmarket.org](http://www.stowmarket.org)



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**Please consider the environment – do you really need to print this email?**

**From:** Nathan Pittam  
**Sent:** 19 August 2015 12:54  
**To:** Planning Admin  
**Subject:** 2868 / 15 / FUL. EH - Land Contamination Issues

**2868 / 15 / FUL. EH - Land Contamination Issues.  
10 Shakespeare Road, STOWMARKET, Suffolk, IP14 1TJ.  
Erection of extension to and conversion of existing detached double garage to  
form additional living accommodation**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to raise with respect to land contamination at the above site. I would only request that we are contacted in the event of unexpcetd ground condiions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 742715 or 01473 826637  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**Gemma Walker**

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**Subject:** FW: MS/2868/15 [Email 2 of 3]  
**Attachments:** 20150820\_135624.jpg; 20150820\_135632.jpg; 20150820\_135634.jpg; 20150820\_135658.jpg; 20150820\_135708.jpg; 20150820\_135713.jpg

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**From:** Kyle Porter  
**Sent:** 02 September 2015 08:02  
**To:** Lindsey Wright  
**Subject:** RE: MS/2868/15

Hi Lindsey,

3 Parking spaces for 5 bedrooms would be considered acceptable by SCC.

SCC does not wish to restrict the grant of permission for MS/2868/15

Kind regards,

**Kyle Porter**  
Development Management Technician  
Economy, Skills & Environment  
Suffolk County Council  
Endeavour House, Russell Road, Ipswich  
IP1 2BX  
Ext. 5379



Your Ref: MS/2868/15  
Our Ref: 570\CON\2572\15  
Date: 22 September 2015  
Highways Enquiries to: [kyle.porter@suffolk.gov.uk](mailto:kyle.porter@suffolk.gov.uk)

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Lindsey Wright

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/2868/15**

**PROPOSAL:**            **Erection of extension to and conversion of existing detached double garage to form additional living accommodation.**

**LOCATION:**            **10, Shakespeare Road, Stowmarket, Suffolk, IP14 1TJ**

Notice is hereby given that the County Council as Highway Authority make the following comments:

SCC requires more information to properly determine what highway impact the development would have, please submit the following:

- Total Number of bedrooms post development
- Total Number of parking spaces post development

If this information is either not submitted or is deemed insufficient SCC would have to recommend refusal under highway safety grounds.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

**From:** PROW Planning  
**Sent:** 27 August 2015 13:30  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 2868/15

**For The Attention Of: Philip Isbell**

## **Rights of Way Response**

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting any public rights of way.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

**Jennifer Green**



**Business Support Officer**

**Part Time - Office hours Wednesdays and Thursday**

Rights of Way and Access

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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## Consultee Comments for application 2868/15

### Application Summary

Application Number: 2868/15

Address: 10 Shakespeare Road, Stowmarket IP14 1TJ

Proposal: Erection of extension to and conversion of existing detached double garage to form additional living accommodation

Case Officer: Lindsey Wright

### Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

### Comments

I have viewed these plans and it appears that there is no public footpath close to this location so therefore I have no comments or observations to make.