

Planning Application Land adjacent to Greyfriars

DC/21/01345 | Application under S73a for Removal or Variation of a Condition following grant of planning permission DC/19/02836 dated 23/08/2019 Town and Country Planning Act 1990 for the Erection of 1 No dwelling - Vary Condition 2 (approved plans and documents) To include extension to garage. | Land Adjacent Greyfriars (Plot 2) Rattlesden Road Drinkstone Bury St Edmunds IP30 9TL

The application for an additional extension to consist of additional garaging, toilet facilities and study area of approximately 133m² would increase the footprint of the property by at least another third.

An original application DC/19/01715 which was withdrawn, details a property of similar proportion to this application, this was opposed by the parish council (see below)

The Parish Council takes the view that the proposed development does not harmonize with the adjacent properties, when considered in the context of the height, mass and general proportions of adjacent buildings. For example, the proposed development is about:

- *1.5 times as large as the neighbouring house currently under construction*
- *6 times as large in floor area as the detached house next door but one and*
- *12 times as large as the neighbouring bungalow*

The proposed additional extension would result in a property of a similar size to the withdrawn and opposed application.

With regard to the granted application DC/19/02836, there appear to be discrepancies regarding the position and measurements of distance to boundaries between the proposed site plans submitted in Jan 2019 drawing 579.19.01 Rev C and drawing 579.19.01 Rev D

The boundary to the NW on drawing Rev C states there is 10.4 metres between the far corner of the dwelling and the boundary to the adjacent property. However drawing Rev D shows the boundary substantially greater, in fact it allows for the proposed additional garage extension of 6 metres, a walkway to the dwelling (dimensions not detailed but approximately 4 metres) with the distance to the boundary from the proposed garage remaining 6.5 metres.

The site plans also detail the planting of native hedging, installation of bat and bird boxes and planting of trees, indeed tree planting is indicated where the proposed extension is sited.

To date there has not been any planting of native hedging on the site or the adjacent site which was completed by the applicant. Nor have the bird and bat boxes been erected despite these proposals forming part of the details that were submitted and approved.

This does not conform to Neighbourhood Plan Policy DR9 – Biodiversity.

This was highlighted on the 15/07/2019 by the Parish Council in their response to the application. *The applicant is proposing to plant or reinstate hedging around the site, with native species or those of ecological value. This is to be commended, but the only planting to date has been partial laurel hedging on the road side to replace the native hedge the applicant removed. The Parish Council is concerned that planting and re-instatement of native hedges on site might not take place on completion of the development.*

In granting permission the planning officer commented

The proposed dwelling by way of its siting, scale, form and detailed design is consistent with the approved dwelling to the north (ref: DC/18/01727) and with existing buildings surrounding the area. The proposed design, materials, form and scale are considered to respect the character of the area, not constitute over development of the plot and not harm local distinctiveness.

Due to the position of the dwelling within the site and the distances from the neighbours to the north-west and west, it is not considered that the proposal would result in demonstrable harm to the amenities currently enjoyed by occupants of these neighbouring properties.

The addition of the proposed extension would increase the scale of the building further and therefore it would not be consistent or in keeping with the surrounding area. Policy DRN12 - Design Considerations of the Neighbourhood Plan

Cllr Janet Elnaugh

April 2021