

PLANNING COMMITTEE – 12 March 2019

APPLICATION NO DC/19/0541/FUL

LOCATION

47 Southend Road
Bungay
Suffolk
NR35 1DN

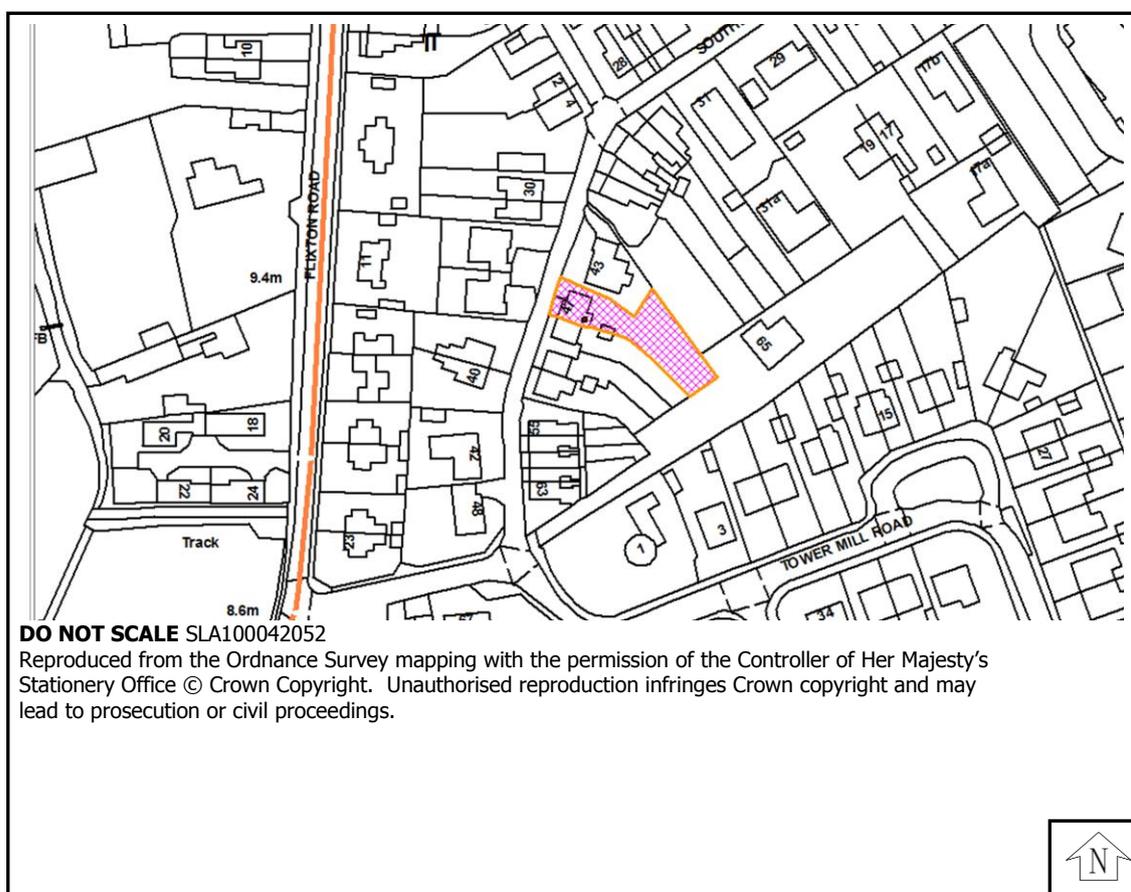
EXPIRY DATE 03 April 2019

APPLICATION TYPE Full Application

APPLICANT Mr Danny Clarke

PARISH Bungay

PROPOSAL Replacement of front door



1 SUMMARY

- 1.1 Planning permission is sought for the replacement of the front door of the property which is situated within the Bungay Conservation Area and is noted as being a building of local importance within the Conservation Area Appraisal.
- 1.2 The Conservation Area is protected by an Article 4 (2) direction which removes permitted development rights for such alterations which would not otherwise require planning permission.

- 1.3 This item has come before Members as the applicant is a member of WDC staff.
- 1.4 The proposal is considered to enhance the character of the Conservation Area and is therefore recommended for approval.

2 SITE DESCRIPTION

- 2.1 The property is one half of a pair of houses, nineteenth-century and built of gault brick, rendered and painted brick with a slate roof and end ridge stacks. Each pair is two-storey and have two windows with entrance doors at the centre. Wedge lintels over ground floor openings.
- 2.2 The windows and doors in both of these houses have been replaced with inappropriate modern replacements. In this case the door is aluminium with a large glazed panel in the top two thirds of the door.

3 PROPOSAL

- 3.1 The proposal is for a timber panelled door with small glazed rectangle panel in the top of the door with a painted finish.

4 CONSULTATIONS/COMMENTS

- 4.1 Parish/Town Council Comments: No response received.
- 4.2 Neighbour consultation/representations: None received.

5 PUBLICITY: The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area,	22.02.2019	15.03.2019	Beccles and Bungay Journal
Conservation Area,	22.02.2019	15.03.2019	Lowestoft Journal

6 SITE NOTICES : The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted
	14.02.2019 Expiry date 07.03.2019

7 PLANNING POLICY

- 7.1 NPPF
- 7.2 NPPG

- 7.3 Waveney District Council Local Plan Policies: Core Strategy (Adopted January 2009) and development management policies (Adopted January 2011)

CS02 – High quality and sustainable design
CS17 – Built and historic Environment
DM02 – Design principles
DM30 – Protecting and Enhancing the Historic Environment

- 7.4 Built Heritage and Design Supplementary Planning Document - April 2012

8 PLANNING CONSIDERATIONS

- 8.1 Section 38(6) of the Planning and Compensation Act 2004 states that application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the development plan for the purpose of this application is the Core Strategy (2009) and the Development Management Policies (2011).

Heritage Considerations

- 8.2 The planning considerations within this application relate to the impact of this proposal on the character and appearance of the Conservation Area and the architectural and historic interest of a building, highlighted as being of local importance. The Bungay Conservation Area is a designated heritage asset, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.3 With regard to the replacement of windows and doors in the Conservation Area the Built Heritage and Design SPD provides a point based system to provide guidance in determining such applications. This is based on the prominence of the location, the building and the feature to be replaced. Each criterion is scored out of 3 giving an overall score out of 9.

Scoring

Maximum score = 9 points

- 0 to 5** upvc replacement may be supported if suitably detailed in terms of design.
6 to 7 upvc should not be accepted but replacement can be supported using authentic materials, ie timber or metal as appropriate.
8 and 9 replacement will not normally be supported, particularly if existing windows are old or rare.

- 8.4 Southend Road is not in a prominent location within the Conservation Area and scores 1 point for location. The property is however prominent in a group on Southend Road and is largely intact – 3 points. Feature – The original doors and windows have been lost – 0 points. Total - 4 points.
- 8.5 In this case a suitably detailed UPVC replacement may be considered acceptable, however UPVC doors are rarely of good design quality and a composite or authentic material such

as timber is more successful. This proposal is for a timber replacement of a panelled design. This is an enhancement over UPVC and the modern aluminium door currently in the property. The design of the door proposed is unlikely to be historically accurate as although there is no evidence of the layout of the original door a property of this era and character is likely to have had a four panel door of some kind. This door has more of a cottage appearance but in this instance is considered to be an enhancement over the current door.

9 CONCLUSION

- 9.1 The proposal shows the replacement of the front door using an authentic material, of an acceptable design. In this case the proposal is considered to enhance the character and appearance of the Bungay Conservation Area and would therefore comply with the requirements of the Act and the Local Plan.

10 RECOMMENDATION

APPROVE – Delegated Authority to approve subject to no material planning objections received within the consultation period; subject to the following 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 drawing nos. DR02 and DR03 received 06 February 2019, 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.

BACKGROUND INFORMATION: See application ref: DC/19/0541/FUL at www.eastsuffolk.gov.uk/public-access

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