



JACKSON-STOPS

Residential Building Plot

Planning permission granted for the Self-Build development of a single dwelling with garage and landscaping.

Land Adjacent to 7 Mill Road

Hengrave

Bury St Edmunds

Suffolk

IP28 6LR



An exciting opportunity to acquire a garden plot, with full planning consent to build a new individual, Suffolk character styled home.

Guide Price £175,000

Introduction

The garden land building plot is well located off this quiet 'no through road', that leads down to the River Lark, being just off the main road that gives excellent access into Bury St Edmunds, from this picturesque, highly regarded former Suffolk 'Country Estate' village.

This superb self-build site benefits from some hedge and tree planted boundaries, has consent granted along with the house, to build a detached garage to the rear of the plot, which in all extends to approximately 0.13 of an acre (0.05 Ha's) (sts). The red outlined area, on the aerial view below, is the freehold land being sold, with the access to the plot to be established by the removal of the Leylandi front hedge, from the lane to the east. As can also be seen on the aerial photo, the cottage, which will be located within the conservation area, will benefit from countryside field views to the front, over the lane.



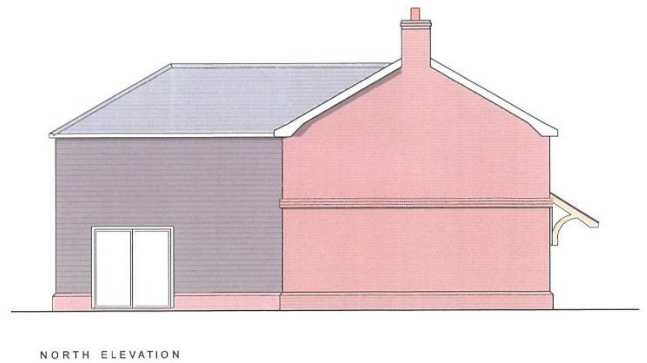
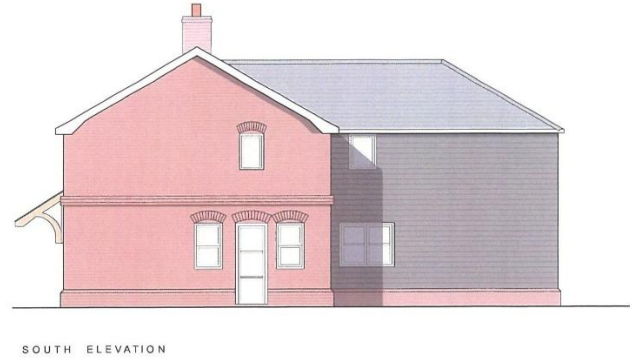
Planning

The site has full self-build planning consent, for the erection of a comfortable circa 1,500sq ft 3-bedroom single dwelling and as the site is within a conservation area the consent proposed is to use traditional materials, namely red bricks, slate roof, timber windows and doors and timber eaves and gable boarding, with timber shiplap boarding to the rear extension, and a detached single garage.

West Suffolk District Council approved the application on 20th November 2024 at delegated level, reference DC/24/1069/FUL on the planning portal, for sight of all the associated documents, and development is permitted, providing it is commenced not later than three years from this permission date.

Please note the further conditions on the planning consent, a copy of which is attached to these sales particulars, for convenience. Of particular note, the plot has been granted as a self/custom build and as such is exempt from the otherwise mandatory Biodiversity Net Gain requirements.



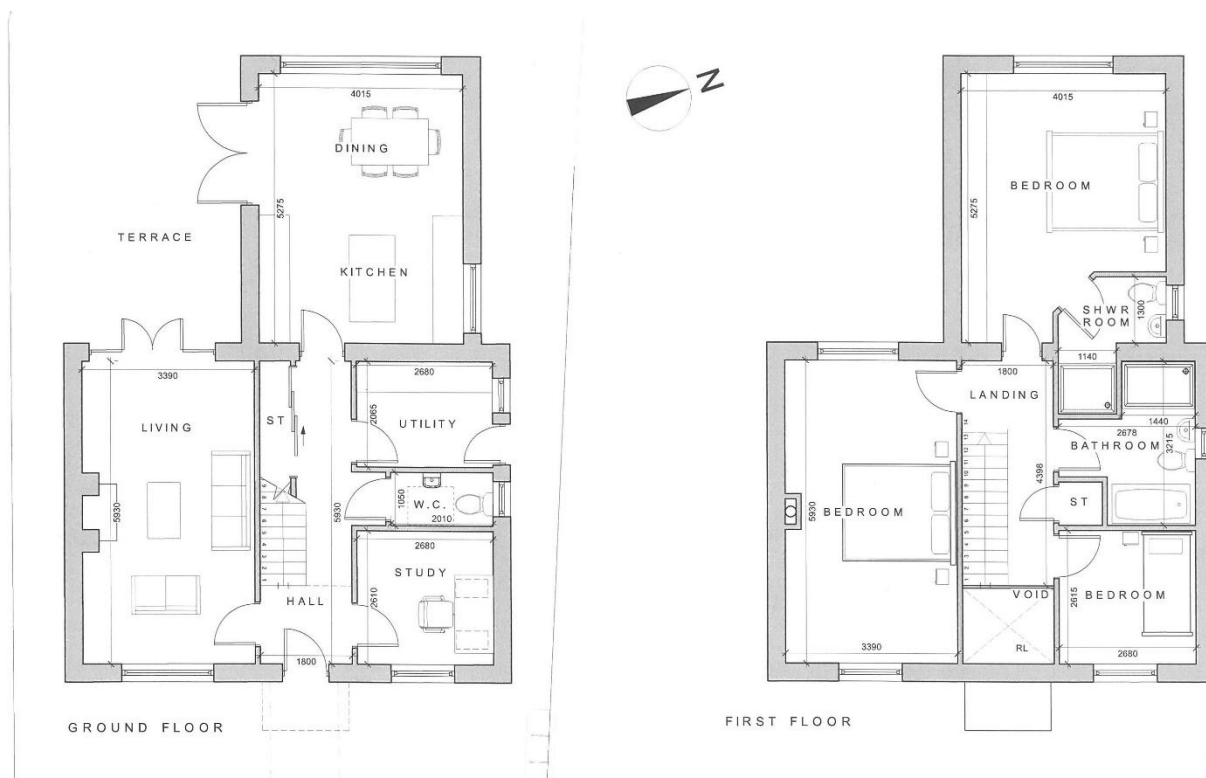


Proposed Dwelling

The drawings propose a characterful Suffolk styled dwelling with a cottage look and feel that compliments the location well. Due to the east facing frontage, the main garden will be to the west of the cottage, with the drive leading back to the garage, to the end of the garden, and being open to the south should enjoy the sun for most of the day.

The property design also makes the most of the more open garden facing western aspect, with both the living room and the kitchen benefiting from French doors opening to west and south elevations respectively, and the main bedroom will also benefit from a view over the garden to the rear. The current plans afford two storey accommodation comprising the following approximated scaled measurements:

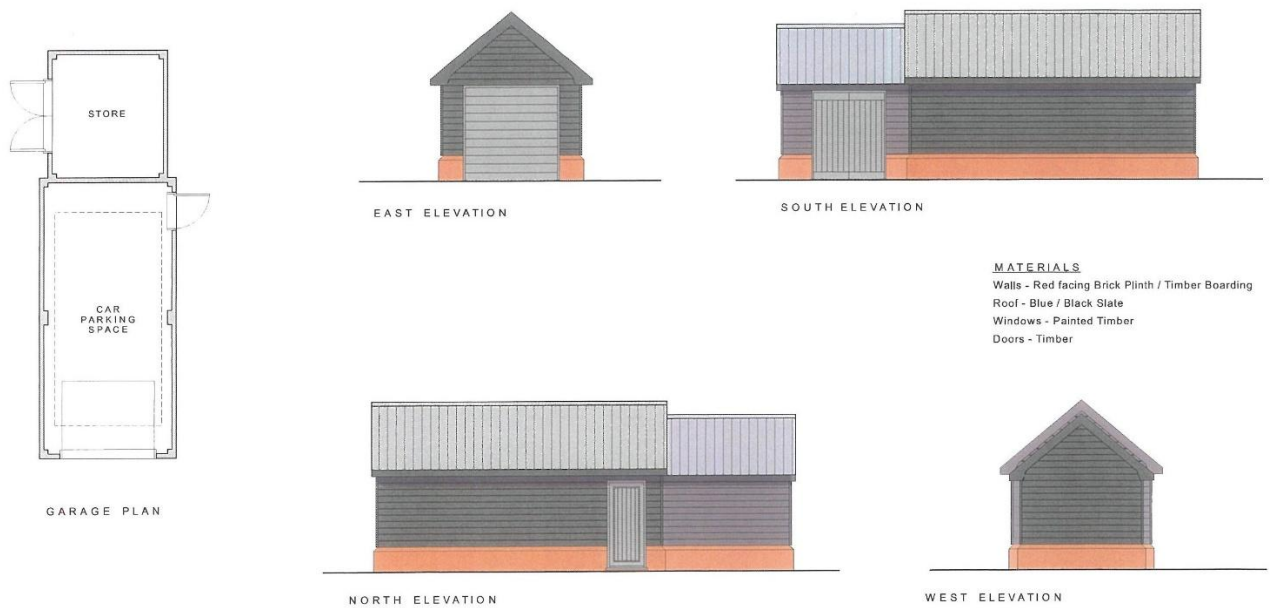




Living Room	5.93m x 3.39m	Master Bedroom and En-suite	5.28m x 4.02m
Kitchen/Dining Room	5.28m x 4.02m	Bedroom 2	5.93m x 3.39m
Study	2.68m x 2.61m	Family Bathroom	3.22m(max) x 2.68m(max)
Ground Floor WC & Utility/Rear Lobby	3.12m x 2.68m	Bedroom 3	2.68m x 2.62m
Garage	6.4m(max) x 3.0m(max)		
Gross internal area: 140.78 sq.m / 1,515 sq.ft (Does not include the Garage) Garage & Store gross internal area: 27.01sq.m/ 291 sq.ft			

Approximate Dimension Table.

Purchasers should confirm the size of the dwelling by their own calculations prior to exchange of contracts.



This excellent garden site is generally clear of shrublike vegetation, being predominantly grass.

The site is within a Conservation Area; Consent has been granted with this taken into consideration. The site is considered to be at **very low** risk of flooding.

Services

We understand that mains water and electricity are available in the lane and drainage will need to be private as believed to be too far from a mains drain. Purchasers are advised to make enquiries to the relevant suppliers on these points prior to making their offer.

Directions

From Bury St Edmunds, head northwest on the A1101. Proceed through Fornham all Saints and onto Hengrave. Mill Road is the first right hand turning upon reaching the village and the plot will be shortly found between 7 and 5 Mill Road, on the left-hand side.



Viewings

We would ask that all prospective purchasers contact our offices prior to viewing so that we can keep a record of appointments and we can arrange permitted access to the site.

Jackson-Stops, Bury St Edmunds – 01284 700535



Planning sketches for illustrative purposes only - Not to scale



Officer delegated report - DC/24/1069/FUL

7 Mill Road Hengrave Suffolk IP28 6LR

Date registered: 19 August 2024 **Expiry date:** 20 November 2024 (EoT)

Case officer: **Recommendation:** Approve application

Parish: Flempton Cum Hengrave **Ward:** Risby

Proposal: Planning application - a. one dwelling b. outbuilding c. new access

Applicant: Mr and Mrs

Proposal:

The application seeks planning permission for the construction of a detached two-storey dwelling with associated outbuilding and access.

The application appeared at the Delegation Panel Meeting on 19th November 2024 where it was recommended that the application be determined at a delegated level.

Site details:

The application site is situated on Mill Road, Hengrave which outside of any defined residential settlement boundary and is therefore in the countryside from a planning perspective. The application site is situated to the north of No. 7 Mill Road and to the south of No. 5 Mill Road. The application site is situated within the Hengrave Conservation Area. The application site is not situated within a flood zone.

Planning history:

Reference	Proposal	Status	Received date	Decision date
SE/11/0318	Outline Planning Application - Erection of 2 storey dwelling and widening of existing access	Application Refused	15 March 2011	17 May 2011
SE/06/1670	Planning Application - Erection of two storey dwelling and	Application Granted	9 May 2006	18 July 2006

	alterations to existing vehicular access (revised scheme)			
SE/06/1104	Planning Application - Erection of two storey dwelling and double garage	Application Withdrawn	18 January 2006	2 February 2006
E/89/2243/P	Erection of two storey rear extension to provide enlarged hall and cupboard	Application Granted	2 May 1989	11 October 1989
E/82/1461/P	Erection of first floor bedroom extension	Application Granted	15 March 1982	20 April 1982

Consultations:

The below are summaries of the consultation responses received. Full consultation responses can be viewed via the online application file.

Flempton Cum Hengrave Parish Council

Object.

Summary of areas raised in representation:

- Drainage/sewerage
- Application site history
- Plan queries
- Impact on Conservation Area
- Impact on rural landscape

Ward Councillor

Councillor **Mr Robert Phipps** was in attendance at the Delegation Panel meeting on 19th November 2024 and raised the issues of drainage and the size of the proposed dwelling in relation to policy context.

Conservation Officer

No objection.

Contaminated Land and Air Quality

No objection.

Private Sector Housing And Environmental Health

No objection subject to conditions.

Environment & Transport - Highways

Holding objection.

Suffolk County Council Archaeological Service

No objection subject to conditions.

Suffolk Fire and Rescue Service

No objection.

Development Monitoring Officer

No representation received.

Leisure & Cultural Operational Manager

No representation received.

Representations:

4 Mill Road, Hengrave – Object

5 Mill Road, Hengrave – Object

Summary of areas raised in representations:

- Sewerage/drainage
- Plan queries
- Impact on character and appearance

The above representations were received during the first consultation period. No third-party representations were received during the second consultation period.

Policy:

On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

Joint Development Management Policies Document (2015)

- Policy DM1 Presumption in Favour of Sustainable Development

- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM17 Conservation Areas
- Policy DM22 Residential Design
- Policy DM27 Housing in the countryside
- Policy DM46 Parking Standards

St Edmundsbury Core Strategy (2010)

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity
- Core Strategy Policy CS13 – Rural Areas

Rural Vision (2031)

- Policy RV1 – Presumption in Favour of Sustainable Development
- Policy RV3 – Housing Settlement Boundaries

Other planning policy:

The NPPF was revised in December 2023 and is a material consideration in decision making from the day of its publication. Paragraph 225 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2023 NPPF that full weight can be attached to them in the decision-making process.

Biodiversity Net Gain

Every planning permission is granted subject to the biodiversity gain condition, however exemptions mean that certain permissions are not subject to biodiversity net gain and, where planning permission is granted.

The development hereby permitted is for self / custom build dwelling(s) approved following a demonstration by the applicant that the initial occupant(s)

of the home would have primary input into the design and layout. As a consequence it is therefore exempt from the otherwise mandatory Biodiversity Net Gain requirements.

Initial occupation other than by those parties referred to in section 9 of the 'Proforma for schemes that are self-custom build' might be a breach of planning control against which enforcement action may be brought.

Officer comment:

The main considerations in the determination of this application are:

- Principle of development
- Impact on amenity
- Impact on character and appearance
- Highways
- Conservation Area
- Other matters

Principle of Development

As stated, the application site is situated within the countryside due to not being within a defined settlement boundary. As a result of this, Policy DM5 would be considered for any application at this site. This policy states that areas designated as countryside will be protected from unsustainable development and that a new or extended building will be permitted where it is for:

- a. purposed directly related to agriculture or forestry;
- b. affordable housing for local needs in accordance with other policy;
- c. development relating to equine related activities and the horse racing industry;
- d. essential small scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside, leisure activities and tourism facilities;
- e. a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with Policy DM26;
- f. Small scale residential development of a small undeveloped plot, in accordance with Policy DM27; or
- g. The replacement of an existing dwelling on a one for one basis where it can be demonstrated that:
 - i. the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and,
 - ii. the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25.

The proposed development falls within part f. of this policy and as such would need to be a small scale residential development of a small undeveloped plot in accordance with policy DM27.

Policy DM27, which relates to housing in the countryside, states that proposals for new dwellings will be permitted in the countryside provided that the development is within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting an existing highway and that the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage

A small undeveloped plot is one which could be filled by one detached or a pair of semi-detached dwellings where the plot sizes and spacing between dwellings is similar to adjacent properties and thereby respects the rural character and street scene of the locality

The application site is within a cluster of at least 10 dwellings, fronts a highway and is situated within a small undeveloped plot. The proposal is for a detached dwelling and is of a size commensurate with other nearby dwellings.

The principle of development for this proposal is therefore acceptable.

Impact on Amenity

Policy DM2 is relevant in considering the impact on the amenity of adjacent dwellings. The policy states that the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light other pollution (including light pollution, or volume or type or vehicular activity generated); must be considered.

There are neighbouring dwellings to both the north and the south of the application site. Due to the position of the proposed dwelling and the associated outbuilding within the plot it is not considered that there will be a material detrimental impact upon neighbouring amenity arising as a result of this development. This has been concluded as a result of the combination of the siting within the plot and the position of fenestration.

As a result of this it is considered that the proposed development will have an acceptable impact on amenity and therefore complies with DM2.

Impact on Character and Appearance

Policy DM2 states that planning permission for all developments should recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness, and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this.

Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and space and strong sense of place and distinctiveness.

Mill Road hosts a number of dwellings which have variety in their overall design and form. This proposal demonstrates a transition between the dwellings to the south and the dwellings to the north as a result of its overall design and appearance. The form is largely simple with some brick detailing at the principal elevation. The design was amended during the application to reduce the bulk of the rear element of the proposal so that it appears more subordinate and articulates as a later addition which is more in-keeping with the development pattern of the surrounding area.

The scale and massing of the proposed dwelling is considered to be acceptable and occupies a footprint and overall height that is commensurate with dwellings in the surrounding area. This is therefore considered to be acceptable.

The area in which the dwelling is proposed does not represent a visually important gap and is in-fill development as stipulated within the Housing in the Countryside Policy. The impact of the siting of a dwelling in this location, by definition within the policy, has a reduced impact upon the open countryside.

It is considered that the proposal, as a result of its overall design and form and compliance with policies designed to reduce the impact of development on the countryside, will have an acceptable impact upon the character and appearance of both the immediate and wider surrounding area and is therefore acceptable.

Highways

A consultation response from Suffolk County Council as Local Highways Authority was received during the consultation period. This was a holding objection as a result of the visibility splays shown on the originally submitted plans not being correctly drawn. This was raised with the agent and amended plan showing the correct visibility splays was submitted.

In addition to the above, the visibility splay requirement stated in the originally received consultation response had not been correctly stated. This was discussed with Highways and, based on the revised visibility splays, the proposed development is considered to have an acceptable impact upon the highway network and is in accordance with DM2.

In addition to the above, the proposed development makes provision for vehicle parking and secure cycle storage and is in accordance with Suffolk Guidance for Parking 2023.

Impact on Conservation Area

As set out in the NPPF, heritage assets should be conserved in a way that is appropriate to their significance. Heritage assets include an extensive range of features that include archaeological remains, Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (under Section 72) requires the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

DM17 states that proposals within Conservation Areas should preserve or enhance the character or appearance of the conservation area, or its setting, views into, through and out of the area and be of an appropriate scale, form, massing and design.

The application was considered by the Conservation Officer who did not object to the proposal but did suggest amendments to some of the design features. This included a change to first floor fenestration and the reduction in width of the canopy above the door at the principal elevation. These changes were carried out and amended plans reflecting these comments were then substituted onto the application.

As a result of this it is considered that the proposed development will have an acceptable impact upon the Conservation Area and complies with the relevant policies in this regard.

Other Matters

During the consultation period representations were received which raised concerns in relation to the plans submitted and the impacts on sewerage and drainage.

Any impacts arising from the development of a single dwelling upon the existing sewerage/drainage network are an area that is covered by building regulations and would need to be certified by building control. Investigative works in conjunction with the statutory undertaker will be required in order to establish the most suitable method of providing drainage/sewerage to the new dwelling whilst not having a materially negative impact upon the existing network.

As a result of the above requirement, it is not considered at this stage that it would be reasonable for the application to be refused on this basis.

The original plans submitted with this application exhibited inconsistencies with different variations of the scheme shown on the plans. This was rectified by the agent and a new consultation period was carried out. Queries have also been raised in relation to the measurements of the plans and the scale shown on them. The scale shown on the plans has been checked against an independent GIS and the separation distance between the dwellings to the north and south is accurately shown on the submitted plans. In addition, the width and height of the proposed dwelling is consistent throughout the plans.

Within the response received from the Parish Council a former proposal for a dwelling at this site, which was refused, was referenced. This is factually accurate; however, policy considerations have been changed between the date of that decision and the submission of this application. It is also noted that an application was approved in 2006 for a dwelling at this location which would also have been considered against different policies.

The other matters raised in relation to the principle of development, the impact on the character and appearance of the area and the Conservation Area are considered to have been addressed in this report.

Conclusion:

In conclusion, the principle and detail of the proposed development is considered to be acceptable and in compliance with the relevant local development plan policies and the National Planning Policy Framework.

It is **RECOMMENDED** that planning permission be **APPROVED** subject to the following conditions:

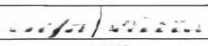
- 1. 001A – Time limit detailed
- 2. 14FP – In accordance with approved plans
- 3. 002C – Materials submitted details
- 4. NS – Sound attenuation
- 5. NS – Construction hours
- 6. NS - Lighting
- 7. NS – Vehicle parking
- 8. NS – Cycle storage
- 9. NS – Bin storage
- 10. NS – Archaeology
- 11. 012B – Water use

Informative:

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case, amendments were made to the design and form of the proposed dwelling. These are considered to result in the development having an acceptable impact and the issues raised have been overcome.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

Case officer:		Date: 20 November 2024
Authorising officer:		Date: 20 November 2024





Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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