

DESIGN & ACCESS, PLANNING & HERITAGE STATEMENT
PROPOSED REPLACEMENT LEAN-TO GARAGE
THE OLD FORGE, CHURCH ROAD, WILBY, EYE IP21 5LE

1.0 INTRODUCTION

- 1.1 Planning permission and listed building consent are sought for a replacement lean-to garage at the site. Planning permission is required because the proposal is within the curtilage of a listed building. Listed building consent is required because the proposal adjoins a curtilage listed building.
- 1.2 This statement explains the design principles and concepts that have been applied, and how the proposal takes account of the special architectural or historic importance of the listed building, any important features, and its setting. It explains the approach taken to access and how it takes account of its historic setting.
- 1.3 In accordance with the Suffolk Biodiversity Validation Checklist, the proposal does not require an ecological survey for protected species.

2.0 SITE DESCRIPTION

- 2.1 The site lies on the southern side of Church Road, within the village of Wilby, on the junction with Worlingworth Road. It comprises the listed house and outbuildings (the former forge building) along the road frontage with driveway, parking and gardens. Mature hedging largely marks the boundaries. A planning application proposing replacing the existing posts and chain to the front boundary with metal estate fencing, has recently been granted.



Street view of The Old Forge from the north.

- 2.2 Adjoining the site to the east, beyond the public footpath, is the modern development of St. Mary's Close and to the north, on the opposite side of the road to the application

site is The Old Swan, also a listed building. The Church of St. Mary is a grade I listed building and Church Cottage, opposite the church is a listed building. To the west is a farm track providing access to Willow Farm barns and yard.



Existing lean-to garage. No alterations to The Forge outbuilding proposed.



Existing lean-to garage.

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to remove and replace the existing lean-to garage. The existing structure is of timber construction with walls clad in corrugated sheeting and a shallow mono-pitched roof of corrugated sheeting. Timber double doors are ledged and braced.

3.2 It adjoins The Forge outbuilding which is of brickwork construction with some timber weatherboarding and a pitched pantiled roof. The Forge outbuilding itself would not be altered.



Corrugated roof of existing lean-to structure, old forge building beyond, from garden.

- 3.3 The proposed replacement building would have low brick walls with horizontal timber weatherboarding above. A shallow mono-pitched roof covered in terne coated stainless steel would be provided.
- 3.4 The existing garage is only 3m width internally. The proposal would not alter height or length. It would increase the width by 1m. The existing concrete base would be retained and extended.
- 3.5 The site of the proposed replacement is behind The Forge outbuilding and is not prominent from public viewpoints.

4.0 PLANNING POLICY

- 4.1 The revised National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development¹, requires good design in all development proposals² and seeks to protect and enhance the historic environment³.
- 4.2 Local planning policies are provided in the saved policies of Mid Suffolk Local Plan 1998 and the Core Strategy (2008) and Focused Review (2012). A new draft Joint Local Plan (JLP) is being prepared. Public consultation on the pre-submission draft closed December 2020 and submission for examination in public is expected imminently, with adoption around end of 2021/start of 2022.
- 4.3 The site is within the defined village boundary. Saved policy SB1 states that within settlements, development appropriate to its setting will normally be permitted unless it would materially adversely affect the character and appearance of the settlement, privacy and amenity of neighbours, road safety, wildlife or landscape and listed

¹ NPPF - paragraph 11

² Ibid – section 12

³ Ibid – section 16

buildings or their settings. Development must be in keeping with the surrounding area in terms of form, scale and character.

- 4.4 Saved policy GP1 requires development to maintain or enhance the character and appearance of the surroundings. HB1 seeks to protect historic buildings and their settings. Saved policy H18 deals specifically with extension to dwellings rather than domestic outbuildings but may be seen as useful in this case. It states that extensions will be permitted provided their size, design and materials are in keeping with the existing dwelling, will not adversely affect amenities of neighbours or the character of the area and will not result in overdevelopment within the curtilage.
- 4.5 Policy CS1 of the Core Strategy defines Wilby as a secondary village in the settlement hierarchy and CS5 requires high quality design, respecting local distinctiveness and enhancing the character and appearance of the area.
- 4.6 Draft policy SP03 of the JLP states that the principle of development is established within settlement boundaries, subject to other policies in the Plan, and that development within settlement boundaries will be permitted where the proposal represents high quality design which is sympathetic to its surroundings.
- 4.7 LP03 of the JLP states that development within the curtilage of a dwelling including extensions to existing dwellings may be permitted where the proposal is in keeping with the size, scale, mass, design and materials of existing buildings and the wider setting, and that safe vehicular access and sufficient parking spaces be provided. It requires good quality design that maintains or enhances the character and appearance of the building and setting, and must not harm heritage assets.
- 4.8 LP26 covers design and residential amenity and requires development to respond to and safeguard existing character, be compatible with its location, and be of appropriate scale, mass, form, siting, design and materials. LP21 requires proposals that affect the historic environment to take account of the significance of the asset and its setting, and respect its built form and scale.
- 4.9 LP17 on environmental protection prioritises development on previously developed land and LP25 requires a sustainable approach to energy use. LP32 deals with transportation. It requires access to car parking facilities and electric vehicle charging points, in accordance with guidance.
- 4.10 Wilby Neighbourhood Plan is awaiting a local referendum before it can be formally 'made'. Policy WIL8 of the referendum version February 2021 seeks to achieve well designed development, which respects the scale and character of the area.

5.0 PLANNING ANALYSIS

5.1 In the context of relevant planning policies, the determining issues are the effect of the proposal on the setting of the listed building and area generally, and the impact on neighbour amenity and footpath users. Access considerations are addressed.

5.2 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard be paid to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses. In terms of assessing the significance of the heritage asset, historic maps show the historic relationship between the building and the other buildings in the village and the wider landscape, over time.



OS 1884 - The Old Forge marked in red.



OS 1903



OS 1947



Extract from Babergh and Mid Suffolk Joint Local Plan pre-submission version November 2020, showing current development of village. Grade I listed church in red, grade II listed buildings, including The Old Forge, in green.

5.3 The list description describes the property as follows:

House. C16, considerably restored mid C20. Timber framed and plastered with pantiled roof. 2 storeys. 3 windows, mid C20 diamond-leaded casements. Lobby entry with mid C20 door and simple open wooden porch. Internal stack with small rebuilt shaft; external stack to left gable end. Modernised interior. First floor structure has heavy joists, not of good quality. Intact first floor frame with many irregular members. Reversed and tension braces.

Evidence for diamond-mullioned windows. The stack is a later insertion but the original layout is obscure.

- 5.4 A replacement garage is required. The existing building is of very poor quality construction (see internal photograph below). The structure is failing and is allowing weather and rodent ingress. In addition, the very tight internal width makes parking difficult and increasing the width of the proposal by 1m would improve accessibility for vehicles and enable more convenient use.



Existing lean-to is of very poor quality construction.

- 5.5 The lean-to building itself is not of historic value. It is constructed of modern materials and photographic evidence demonstrates that it post-dates 1964.



The Old Forge, spring 1964. Lean-to structure not in existence.

- 5.6 The design principles and concepts of the proposal are:
- to improve the build-quality of the garage
 - to use materials to reflect its context
 - to make better use of the developed land to maximise accessibility and facilitate use
 - to minimise visual impact, and
 - to preserve and enhance the setting of the listed building.
- 5.7 The proposed replacement building is of the same height and length as the existing building and 1m wider. Owing to its siting behind the historic outbuilding, there would be no increase in visual impact of the proposal compared with the existing. Use of vernacular materials to replace the existing would improve the appearance of the building and would be more in keeping with its historic setting, thereby enhancing the historic environment.
- 5.8 The proposal would provide an improved structural capability, allowing secure and weather-proof vehicle and domestic storage. It will be used to accommodate a car, a ride-on mower and a wide range of domestic, garden and car maintenance tools. It would enable provision of an electric vehicle charging point.
- 5.9 Owing to its improved design and materials, it would preserve and enhance the setting of the listed house and curtilage listed outbuilding.
- 5.10 The proposed building will not be prominent in the streetscene and it would be in keeping with the character and appearance of the area.
- 5.11 The proposal would back on to a public footpath. Care would be taken during demolition and construction to ensure that the path remains unobstructed and there is no potential harm to footpath users. Being of very similar size and height to the existing building, the proposal would not be unduly prominent when viewed from the footpath.
- 5.12 The building would be used for normal domestic storage use, the same as its current use. No.1 St Mary's Close is the nearest neighbouring property. Existing fencing and mature trees and hedges provide effective screening, and since the proposal would be of similar size and height to the existing, and use would remain the same, there would be no adverse effect on amenities of this property or any other neighbours.
- 5.13 In terms of access, no alterations to existing vehicular access arrangements are proposed. The proposed garage would be 1m wider than the existing building,

thereby allowing improved access for parking a car. It would also enable the provision of EV charging points.

6.0 CONCLUSIONS

- 6.1 The proposed replacement building, owing to its size, design and siting would preserve and enhance the setting of the listed building and the character of the area. It would not adversely affect neighbours' amenities or those of footpath users.
- 6.2 It therefore complies with national and local planning policies and it is requested that planning permission and listed building consent be granted.

Mrs G Davidson BA(Hons) MRTPI

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