



# SUPPORTING STATEMENT

In respect of the erection of a detached annexe at;

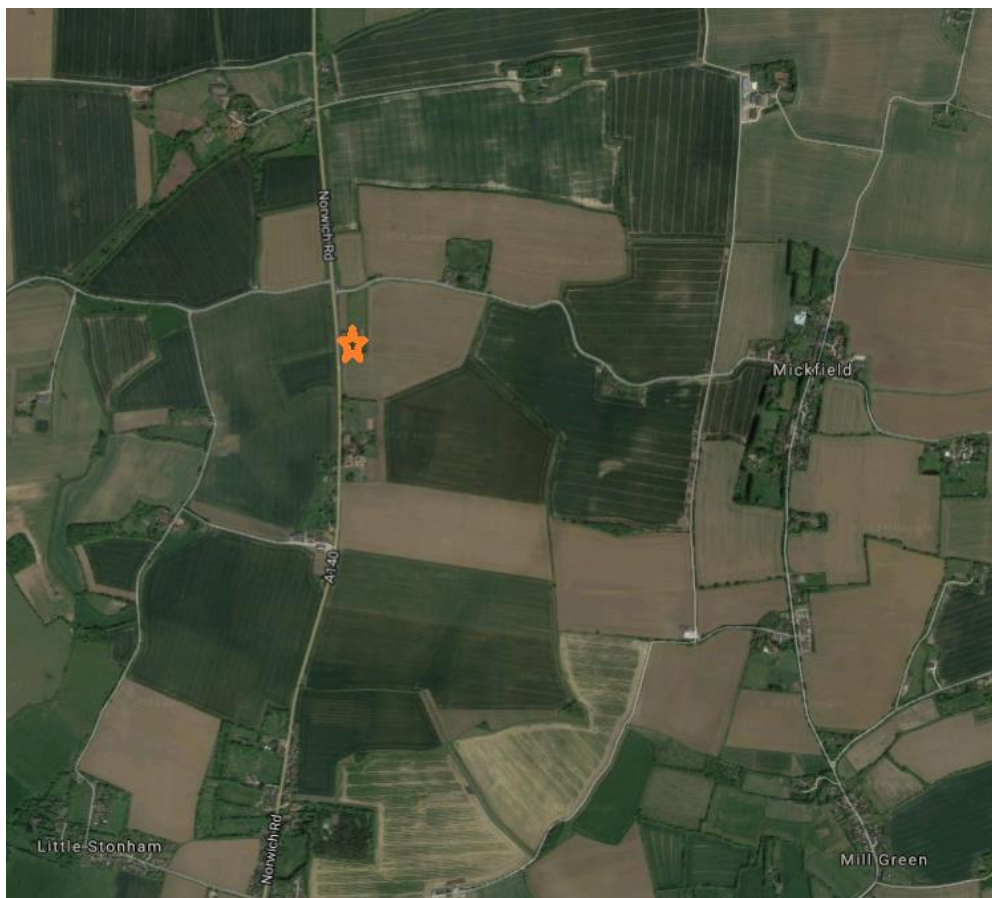
High House, Norwich Road, Stonham Parva,  
Suffolk IP14 5LB

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## 1.0 Introduction

- 1.1 This statement is prepared in support of an application for planning permission for the erection of a detached annexe at High House, Stonham Parva.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the site relative to its surroundings and other nearby development.



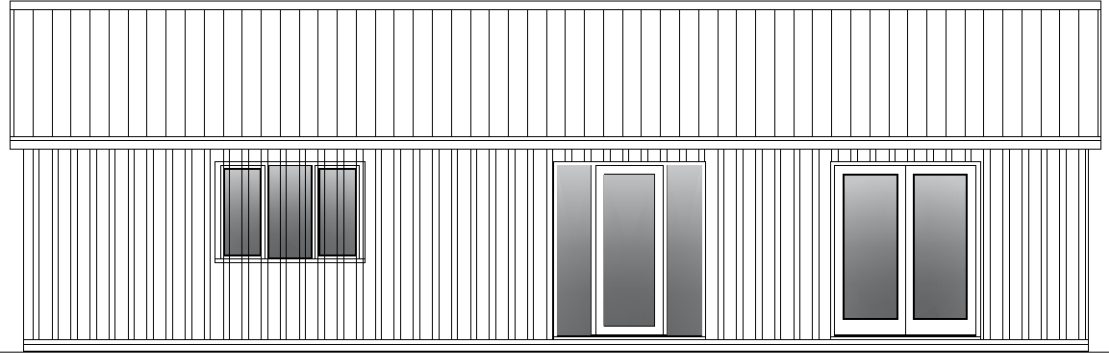
- 1.4 The applicant sought pre-application advice prior to the submission of this application, culminating in a written response from the Council dated 7<sup>th</sup> April 2021 and given under Council reference DC/21/01839/PREAPP.
- 1.5 That response will be referred to, wherever relevant, within this statement as 'the pre-application advice'.

## **2.0 The Site**

- 2.1 High House is a detached dwelling situated on a large plot set back from the A140 in Stonham Parva. It lies to the east of the road and is set within well established boundaries of mature trees and hedgerows.
- 2.2 The property is bordered to the north, south and east by agricultural fields. The nearest residential properties are sited some distance to the south.
- 2.3 The site lies outside any settlement boundary and is considered to be located within the countryside. It is unconstrained in terms of landscape designations, and is not set within a Conservation Area.
- 2.4 Access to the site is directly from the A140 with the access being positioned to the northern end of the road frontage.
- 2.5 The site lies entirely in Flood Zone 1, and is thereby not at risk of flooding.

## **3.0 The Proposal**

- 3.1 The proposal seeks the erection of a single storey annexe for occupation by the applicant's daughter. The applicant's daughter is in the Police force and recently having been relocated from the Lowestoft area unfortunately cannot afford to purchase near her father
- 3.2 The proposal would result in a one-bedroom annexe with living/kitchen space and a bathroom provide within. Part of the building is also set aside for a store associated with the main house, accessed externally from the rear of the proposed building.
- 3.3 The image below is taken from the proposed elevation plans and shows the front of the proposed annexe building.



3.4 The annexe is proposed to be constructed of larch 'hit and miss' vertical cladding set under a rustic red pantile roof and inset with grey coloured Upvc windows and doors.

#### **4.0 Planning Policy**

4.1 The National Planning Policy Framework 2019 (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

4.2 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.

4.3 The development plan for Mid Suffolk District Council consists of the saved policies of the Mid Suffolk Local Plan (1998), the Core Strategy (2008) and its Focussed Review (2012). The following policies within these documents are considered to be relevant to this proposal.

#### **Mid Suffolk Core Strategy and the Core Strategy Focused Review**

- FC1 - Presumption in Favour of Sustainable Development
- FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development

- CS2 - Development in the Countryside and Countryside Villages
- CS5 - Mid Suffolk's Environment

### **Mid Suffolk Local Plan 1998**

- GP1 - Design and Layout of Development
- H16 - Protecting Existing Residential Amenity
- H19 - Accommodation for Special Family Needs
- SB2 - Development Appropriate to its Setting
- T9 - Parking Standards
- T10 - Highway Considerations in Development

4.4 These policies will be referred to throughout this statement wherever relevant to this proposal.

## **5.0 Relevant Planning History**

5.1 The site was the subject of a number of planning applications between the period 1974 – 1991.

5.2 However, there appears to be no recent planning history and, therefore, there is no reason to consider the planning history of the site further within this statement.

## **6.0 Planning Considerations**

6.1 Saved policy H19 of the Mid Suffolk Local Plan 1998 states that;

*“In the countryside or in other situations where a separate dwelling would normally be unacceptable, the subdivision or extension of an existing dwelling to provide a self-contained residential annex may be permitted to meet special family needs.*

*In these circumstances the district planning authority will normally expect the applicant to enter into an agreement under section 106 of the town and country planning act 1990 to*

*prevent a separate dwelling being created which is unrelated to the special family needs identified.*

*Where extensions are required to meet special family needs they should be modest in scale and in keeping with the original dwelling”.*

- 6.2 Whilst this policy does not specifically address the issue of constructing a new building for use as an annexe, it sets some broad principles for the circumstances that need to be taken into account when considering the delivery of a self-contained residential annexe. As such, these principles are considered in more detail below.

#### Principle of the Use

- 6.3 The principle of providing a residential annexe as a subservient element to an existing dwelling has become a regular feature of modern life over the last 10-15 years. It is well established that people are living longer and the need to be able to provide care for loved ones whilst allowing them their independence has resulted in a significant number of annexe proposals over that time. This is no different within the Mid Suffolk area to anywhere else, and it is somewhat surprising that there is currently no policy provision dealing specifically with the provision of outbuildings to serve this purpose.

- 6.4 With that said, the emerging joint Local Plan does propose a policy that seeks to address this. Emerging policy LP02 provides that;

#### *“Policy LP02 - Residential Annexes*

*1. Proposals for residential annexe accommodation may be considered favourably providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future.*

*2. An annexe proposal must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling.*

*3. Equally, the proposal must not create significant material consideration issues for the main dwelling or proposed annexe, when assessed against other relevant policies.*

*4. Where such annexe proposal is considered acceptable planning agreement will be imposed to restrict occupation of the annexe to person(s) related or similarly linked (such as immediate family related or lawful relationship) to the occupants of the main dwelling.*

*When considered necessary by the LPA the requirement for a legal agreement may be necessary to make the development acceptable in planning terms and or the removal of permitted development rights”.*

6.5 This policy shows the ‘direction of travel’ for the Council in dealing with annexed accommodation and does not restrict such provision to extensions of an existing property in the way that policy H19 does. As such, it can be seen that there is some recognition that delivering annexes as detached buildings is a viable option and the Council have, in effect, recognised that their current policy is somewhat dated in that regard.

6.6 As per the provisions of policy LP02, in considering annexe accommodation it is understood that most authorities wish to be satisfied that there is a functional relationship between the host dwelling and the annexe, both in terms of how it would be used and who occupies it. In this case, there is a clear functional relationship in that the annexe would be occupied by the daughter of the applicant and there would be some reliance on the main house in terms of use of the shared garden area, the use of facilities and services in the house and the sharing of meals as a single family. The provision of a separate kitchen in the annexe is not to isolate the occupant, but to simply enable them to have access to food and drink facilities when needed. It would not detract from the fact that this would remain a single family occupying a single planning unit. Indeed, it would be used by the applicant and other family members to cook for the occupant on occasions and, therefore, does not detract from the fact that this would remain a single family occupying a single planning unit.

6.7 That position has been amplified by recent events related to the Covid-19 pandemic. The need for more vulnerable members of the community to be able to shield themselves in such circumstances amplifies the need for them to be able to live in proximity to family (for care/support) and also to have ready access to day-to-day facilities, precisely as is proposed here. There can be, and will be, a need for future care provision between the applicant and



their daughter and the siting of an annexe immediately adjacent to the house provides the right balance between proximity and separation in that respect. Indeed, the pre-application advice identified that;

*“In addition, Policy H19 allows for accommodation for special family needs. It states that “in the countryside or in other situations where a separate dwelling would normally be unacceptable, the subdivision or extension of an existing dwelling to provide a self-contained residential annex may be permitted to meet special family needs”. Whilst no information has been provided to justify the need for an annex, the principle of development is considered acceptable and subject to all other material considerations”.*

- 6.8 This statement has set out how the proposal demonstrates the necessary functional relationship in both its use and occupation, and the following section considers how this use can be secured and controlled. In light of the pre-application comments and the commentary in this statement, it can be seen that the principle of the development is acceptable.

#### Controlling the Use

- 6.9 Whilst policy LP02 looks at securing control of the use of the annexe through a legal agreement, particularly where there is scope for the building to be occupied independently, it is considered that this requirement is also quite dated and does not reflect current practice. There appears to be no reason why a planning condition cannot control the use precisely as has been done in multiple situations in the Mid Suffolk District.
- 6.10 On that basis, the LPA have certainty over the use of this building and can, if so minded, grant planning permission in the terms requested in the confidence that the proposal is not intended for occupation other than as part and parcel of the occupation of High House.

#### Relationship to High House/Scale of Building

- 6.11 It is recognised that the proposed annexe sits a short distance away from the main dwelling and is not physically attached. However, it sits immediately adjacent to the property and is of single storey scale meaning that it is of limited scale and impact.

- 6.12 The building is also close enough to High House to have a positive physical relationship with it and would have no detrimental impact on the site or its surroundings. The use of part of the building for ancillary storage associated with the main house demonstrates that there is further direct association with the host dwelling. The building is proposed to be provided for, and retained as, part of High House such that it is located in a position that enables the two to be read in the same context.
- 6.13 The applicant considers, therefore, that the siting and scale of the proposed building are in context with an ancillary building within the grounds of the main house. The proposal would accord with policy H19 in this regard.
- 6.14 This statement has already set out how the use of the building would be controlled through a planning condition such that its position on the site would not be detrimental to its use. It is considered, therefore, that the location of the building can be justified on the basis of the above issues rather than a 'textbook' assessment relative to policy H19, which has already been found to be dated and out of kilter with emerging policy LP02.

#### Residential Amenity

- 6.15 The proposal would not impact on the amenity of any neighbouring properties. The building is of single-storey scale and set behind the host dwelling, and would lie some distance from any neighbouring property.
- 6.16 In this regard, the proposal would also comply with policy H16.

#### Future Use

- 6.17 The siting of the building means it could serve a number of other ancillary uses when no longer required, such as overspill accommodation for the main house or accommodation for other family members. It could operate as a home office, gym or store.

## Other Matters

- 6.18 As an annexe to Town Farm, the proposal would not give rise to highway safety concerns, and there is suitable parking provision adjacent to the main house to serve the annexe also.
- 6.19 The proposal would not give rise to land contamination concerns, nor to flooding or drainage issues, with suitable surface and foul water drainage being able to be delivered on site.

## Recent Precedents

- 6.20 A search of the Council's website reveals a number of approvals within the Mid Suffolk district for the erection of detached annexes in the last two years. The list below demonstrates four such examples.

**Householder application - Erection of a single storey detached annexe for use by elderly relatives (following removal of existing marquee)**

Yaxley Hall Hall Lane Yaxley Eye Suffolk IP23 8BY

Application. No: DC/20/04476 | Received: Mon 12 Oct 2020 | Validated: Wed 21 Oct 2020 | Status: Granted

**Householder Planning Application- Erection of detached annexe**

42 Forest Road Onehouse Stowmarket Suffolk IP14 3EW

Application. No: DC/19/03963 | Received: Tue 20 Aug 2019 | Validated: Fri 23 Aug 2019 | Status: Granted

**Planning Application - Erection of detached annexe for use as living accommodation by dependant family members**

Holly Bank House Broad Green Road Earl Stonham Stowmarket Suffolk IP14 5HU

Application. No: DC/19/03928 | Received: Fri 16 Aug 2019 | Validated: Tue 03 Sep 2019 | Status: Granted

**Householder Planning Application - Erection of detached annexe.**

Oak Lodge Nicks Lane Brome And Oakley Eye Suffolk IP23 8AN

Application. No: DC/18/03311 | Received: Mon 23 Jul 2018 | Validated: Tue 24 Jul 2018 | Status: Granted

- 6.21 It can be seen thereby that are regular decisions taken to permit new annexes as detached buildings in the district despite the absence of specific policy provision for such development.

## **7.0 Conclusions**

- 7.1 The proposal seeks permission for the erection of a single storey annexe at High House.
- 7.2 The annexe will be occupied by the daughter of the applicant, and there is a functional reliance on the main dwelling through the occupation by a family member, sharing of facilities and sharing of meals. This is, therefore, clearly ancillary accommodation supporting the host dwelling, High House, and it is expected that the Council will secure this through the imposition of a planning condition in the event that planning permission is granted.
- 7.3 The proposed occupant will enable their daughter to live in immediate proximity to her parents, enabling the provision of care as required. There is a functional need for this annexe.
- 7.4 This statement has considered the planning policy position and found that the proposal accords with the aims of policy H19 and emerging policy LP02. Compliance is also found with the provisions of policies GP1, H15 and H16, which deal with matters of design, layout and residential amenity.
- 7.5 The proposed annexe is, therefore, compliant with the development plan and would not give rise to any harm that would weigh against the proposal. In light of this, and taking account of all of the considerations set out above, it is hoped that the Council will support this sustainable development by granting planning permission in the terms requested.