



WILKINSON  
PLANNING

## Planning Statement

### SITE

Former Church Meeting Room, Ipswich Road,  
Helmingham, Suffolk, IP14 6EQ

### PROPOSAL FOR

Variation of Condition 2 attached to Planning  
Permission DC/20/02271 for; Full Planning  
Application - Extension and change of use of  
former church meetings rooms to 1 no. dwelling

### PROPOSAL BY

Haverstock Ltd

10<sup>th</sup> June 2021

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## 1.0 Introduction

- 1.1 This Planning Statement is produced for and on behalf of Haverstock Ltd in respect of; Variation of Condition 2 attached to Planning Permission DC/20/02271 for; Full Planning Application - Extension and change of use of former church meetings rooms to 1 no. dwelling.
- 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:

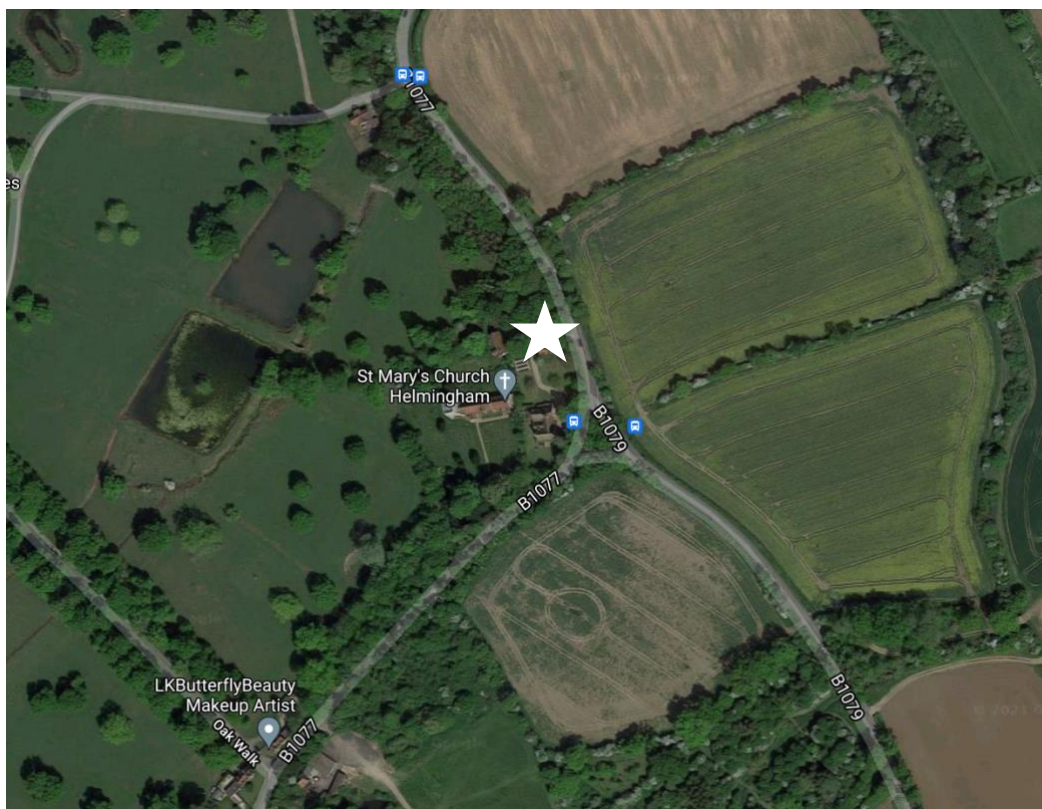


Figure 1.3.1: Aerial View

## 2.0 Site and Surrounding Area

- 2.1 The proposal site comprises of a single storey building known as The Former Church Meeting Room, situated on a modest plot. The application site is located to the north of Helmingham Village. The site benefits from an existing access and large parking area. The nearest

neighbours are Rectory Cottage to the west and The Old Rectory (Grade II) to the south. St Mary's Church (Grade I) is located southwest. The application site is within the Special Landscape Area (SLA).

### 3.0 Proposal

- 3.1 The proposal seeks; Variation of Condition 2 attached to Planning Permission DC/20/02271 to enable a change in roof design. For reference, Condition 2 states:

*"APPROVED PLANS & DOCUMENTS*

*The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.*

*Reason - For the avoidance of doubt and in the interests of proper phased planning of the development".*

- 3.2 What is now proposed instead of the approved 'barrel' roof design shown on approved drawing reference *Elevations - Proposed 1864 5B - Received 09/06/2020*, is a traditional pitched roof design, as shown on the accompanying plans. The application is supported by a suite of plans and documents;

- Application Form
- Planning Drawings
- Planning Statement

### 4.0 Local and National Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to



be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with ‘the Plan’ unless material considerations indicate otherwise.

- 4.2 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.
- 4.3 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.
- 4.4 The site does not fall within an area with either an emerging nor adopted Neighbourhood Plan.
- 4.5 The Development Plan for Mid Suffolk is made up of the following documents and relevant policies:

Mid Suffolk Core Strategy Core Focused Review (2012)

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

Mid Suffolk Core Strategy (2008)

- CS1: Settlement Hierarchy
- CS2: Development in the Countryside and Countryside Villages
- CS5: Mid Suffolk’s Environment

Mid Suffolk Local Plan (1998)

- CL2: Special landscape areas
- GP01: Design and layout of development
- H16: Protecting existing residential amenity
- H03: Housing development in villages



- H07: Restricting housing development unrelated to needs of countryside
- H09: Conversion of rural buildings to dwellings
- H15: Development to reflect local characteristics
- H16: Protecting existing residential amenity
- H17: Keeping residential development away from pollution
- HB01: Protection of historic buildings
- HB03: Conversions and alterations to historic buildings
- CL08: Protecting Wildlife Habitats

#### National Planning Policy Framework (2019)

- Para 7: Achieving sustainable development
- Para 8: Three dimensions to sustainable development
- Para 11 – 14: The presumption in favour of sustainable development
- Para 80: Economic growth
- Para 82: Locational requirements for economic growth
- Para 83: Rural economy
- Para 170: Landscape

- 4.6 At a national level, Paragraph 10 of the Revised NPPF states; *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.
- 4.7 Paragraph 38 of the NPPF states; *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”*.
- 4.8 At a local level, the proposed variation of condition has been primarily assessed having had regard to core policies GP01, H15 and H16.
- 4.9 Furthermore, the presumption in favour of sustainable development is set out in policies FC01 and FC01.1 of the development plan and seeks to replicate the terms of the

presumption as found within paragraph 11 of the NPPF. It is clear, therefore, that the presumption is set out within the development plan and, as such, the application of the presumption is not simply weighed as a material consideration within the NPPF but is a consideration against which all proposals must be determined. The LPA cannot choose not to apply it because they consider they have a 5-year housing land supply, as that test does not exist in policy. The development plan has primacy, and the LPA would be incorrect in law if they chose not to apply it.

4.10 This statement will consider other material planning policies in turn.

## 5.0 Planning History

5.1 The site is subject to two previous applications. With the most recent (DC/20/02271) permission being strictly relevant to this application.

Full Planning Application - Extension and change of use of former church meetings rooms to 1no. dwelling

Ref. No: DC/20/02271 | Status: Granted

Kitchen and lavatory extension

Ref. No: 0246/82 | Status: Granted

## 6.0 Principle of Development

6.1 The principle of development is established through the original planning permission, and there is no need to return to this consideration in light of the approval granted. However, consideration should now be applied to the proposed variation.

6.2 Policies GP01 is intently focussed upon design and layout of development. Delivery of an acceptable roof design proposed by variation is largely acceptable, as the design would follow the traditional style of the area, as shown in the accompanying plans. Policy H15 and H16 seek to protect nearby properties from undue harm to their residential amenity arising from development.

6.3 Essentially, the proposed variation to the approved plans is considered to be subtle,



appropriate and largely acceptable despite the materiality of the roof changes. Accordingly, the degree of the real public harm caused as a result of the proposed variation is considered to be acceptable in design terms, as the scheme would still remain appropriate to the area without undue character impacts. The pitched roofs are much more traditional and would be consistent with the locality.

- 6.4 As such, it is considered that the proposed variation is acceptably in accordance with the principle of development conclusions reached on the original planning permission, and that the proposal is in accordance with local and national planning policy when applying sound and logical planning judgement.

## **7.0 Other Matters**

- 7.1 Highways – The performance of the site in respect of highways would remain unaltered.
- 7.2 Residential Amenity – The proposal would not present adverse issues extending above and beyond the original approval.
- 7.3 Landscape – The site would remain unaltered in visual set out. The materials finish would arguably offer a softer appearance.
- 7.4 Ecology and Biodiversity – The proposal would not present adverse issues extending above and beyond the original approval.
- 7.5 Land Contamination – The proposal would not present any concern in this regard.

## **8.0 Conclusions**

- 8.1 The proposal seeks planning permission for; Variation of Condition 2 attached to Planning Permission DC/20/02271 to enable a change in roof design.
- 8.2 Policy supports the principle of development, with demonstrable socio-economic benefits accruing in the form of enabling the residential unit approved.



- 8.3 Even if the LPA were to consider that harm(s) were identifiable, the abundant benefits brought by this scheme clearly confirm that this is a sustainable scheme which is supported by local and national planning policy.
- 8.4 In light of this, and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.