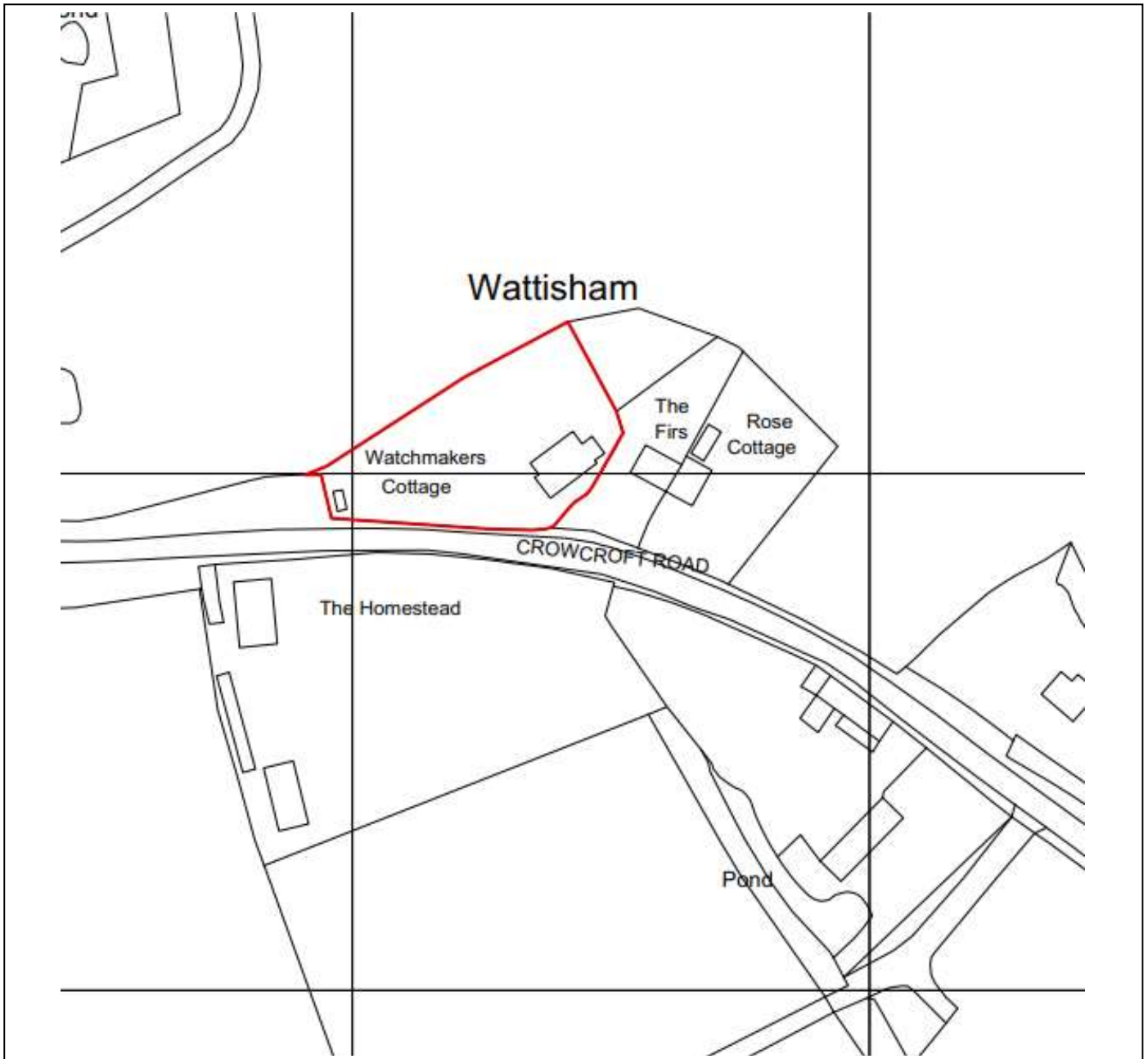


PRE-APPLICATION ENQUIRY DC/21/00766



Watchmakers Cottage, Crowcroft Road, Wattisham, Ipswich Suffolk IP7 7JZ

Pre-application Enquiry

This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This Advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this Advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for:

Rear extension to property

The supporting material comprises:

Defined Red Line Plan 410_01 - Received 08/02/2021
 Existing Site Plan 510_02 - Received 19/02/2021
 Floor Plan - Existing 510_03 - Received 19/02/2021
 Elevations - Existing 510_04 - Received 19/02/2021
 Sectional Drawing Existing 510_04 - Received 19/02/2021
 Proposed Site Plan 510_08 - Received 19/02/2021
 Floor Plan - Proposed 510_08 - Received 19/02/2021
 Elevations - Proposed 510_09 - Received 19/02/2021
 Sectional Drawing Proposed 510_09 - Received 19/02/2021
 Block Plan - Proposed 510_10 - Received 19/02/2021

Design and Access Statement - Received 19/02/2021

Heritage Statement - Received 19/02/2021

The Proposed Development and Site

Watchmakers Cottage is a single storey, with attic rooms, detached Grade II listed building situated on a modest plot. The dwelling is timber framed with a thatched roof and has a modest lean-to extension to the north elevation. The dwelling is set back from the highway and benefits from a detached garage to the west. The nearest neighbours are Grade II listed The Firs to the east and The Homestead to the southwest. To the northeast is Wattisham Air Base. The wider surrounding area is agricultural field.



Relevant Planning History

REF: DC/17/04162	Application under Section 73 of the Town and Country Planning Act for variation of condition 2 - Planning permission B/17/01057 - (Removal of Permitted Development Rights) - To permit the use of gates fitted with an electric automatic system within 5 metres from the carriageway.	DECISION: GTD 07.12.2017
REF: DC/17/04163	Discharge of conditions application for B/17/01057 - Condition 5 (Landscaping Scheme)	DECISION: GTD 03.10.2017
REF: B/17/01058	Application for Listed Building Consent- Erection of detached double garage/store (amended design to that approved under B/11/00783/FHA); Conversion of loft to form attic for home office and insertion of 4No Velux roof lights; Insertion of first floor "French doors" and external metal spiral staircase.	DECISION: WDN 06.07.2017
REF: B/17/01057	Retain detached double garage/store (amended design to that approved under B/11/00782/FHA); Conversion of loft to form attic for home office and insertion of 4No Velux roof lights; Insertion of first floor "French doors" and external metal spiral staircase.	DECISION: GTD 23.06.2017
REF: B/11/00782	Erection of detached double garage/store as amended by drawing no. ZJ-PJ07-01E received 10 August 2011.	DECISION: GRA 05.09.2011
REF: B//87/00443	ERECTION OF SINGLE STOREY REAR EXTENSION (AS AMENDED BY LETTER FROM APPLICANT DATED 26/05/87 RECEIVED BY LOCAL PLANNING AUTHORITY ON 27/05/87)	DECISION: GRA
REF: B/LB/87/80094	APPLICATION FOR LISTED BUILDING CONSENT - ERECTION OF SINGLE STOREY REAR EXTENSION (AS AMENDED BY LETTER FROM APPLICANT DATED 26/05/87 RECEIVED BY LOCAL PLANNING AUTHORITY ON 27/05/87)	DECISION: GRA

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Council is currently in the process of drafting the new Joint Local Plan. However, policies are not currently so sufficiently advanced as to be given much weight. Nevertheless, as the Plan emerges

and undergoes the stages of consultation, the weight given to these policies will increase and may affect the considerations outlined within this advice. You are advised to review the progress of the Joint Local Plan as it comes forward with regards to any impacts new policies may have on this proposal. Details are available on the link below.

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

National Planning Policy Framework (NPPF)

The NPPF was revised in 2019, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making. However, it is still a material consideration in decision making.

The Council's Adopted Development Plan is:

- The Babergh Core Strategy (2014)
- The Babergh Local Plan (2006) and Proposals Map

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

Relevant Policies include:

NPPF - National Planning Policy Framework
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CN01 - Design Standards
CN06 - Listed Buildings - Alteration/Ext/COU
HS33 - Extensions to Existing Dwellings
TP15 - Parking Standards - New Development

Constraints

The application site is situated outside of the settlement boundary of Wattisham and is therefore designated as countryside.

The application site and dwelling to the west are Grade II listed.

Consultation Responses

Heritage Team

Site:

The building was listed in 1980 under the name Edleigh, appearing in the Council's records as Watchmakers Cottage from 1987. It is single-storey with attic rooms and is described in the list entry as a timber-framed and plastered building of the 1700s, with thatch and modern casement windows.

From the survey plans submitted the building was originally of three cells with the stack between the left and centre cells. By the 1700s this typical post-medieval pattern was beginning to be superseded. Maps indicate that the cottage retained its historic form until 1987 when consent was granted for a lean-to extension on the rear elevation. This reaches above the eaves in catslide form and is covered in plain tiles.

Assessment:

The cottage is a small, late example of the classic three-cell plan-form, almost unaltered until modern times. It represents a type of modest rural housing that rarely survives in recognisable form, compared for instance with farmhouses.

The lean-to extension is the most common addition at buildings of this type, and was the most appropriate way of extending this one, although the loss of thatch, plain-tile covering and scale of the addition might give rise to concern nowadays.

In terms of fabric, removal of the existing extension would not be contentious.

The approach to further extension is to enlarge the existing addition under a different roof-form. The footprint of the extension would be approximately double, and would be significantly larger than that of the original dwelling. The roof form would have a narrow linking area with a deep roof of asymmetrical pitches. Under the roof, much of the footprint of the existing extension would be retained with a similar but larger footprint beyond.

External finishing materials would be principally flint and metal cladding used vertically and on roof slopes.

The scale of the resulting extension compared with the original dwelling gives cause for considerable concern. In particular, because of its roof form and its materials, the proposed extension would appear to have a deeper footprint than the original building, and would compete visually with it.

The scheme has some of the character of the 'linked-detached' approach, which can offer scope for extending small buildings while respecting their modest scale and historic integrity. In this instance the lean-to roof would be replaced by the roof of the proposed extension reaching over the existing, which would result in ambiguity between internal and external volumes. The ambiguity would also be apparent in the wall treatments with the flint extending across the existing extension. Losing the lean-to also reduces the visual weight of the existing building, with the existing lean-to transforming into a lean-to on the proposed extension. While this would allow better appreciation of the original building, and reinstatement of thatch, it would add visual weight to the proposed extension. In my view a better hierarchy and relationship would be achieved by retaining a lean-to element as existing, with any further addition attached beyond. In all, I am doubtful that a first floor can be incorporated without challenging the dominance of the original building.

I am not convinced that flint walling would be suitable for the proposed extension. This walling usually denotes a building of some social standing rather than an ancillary outbuilding or addition, and in this instance it would invert the existing relationship of the extension and the original host building. I am also doubtful that flint would appear satisfactory in the shallow areas of wall above the extension's windows.

Even in an extension in contemporary idiom I would not support a roof dormer / balcony feature. This feature would appear out of scale and give the addition a top-heavy appearance.

Summary:

I would not support the proposed extension as it would have a dominant appearance, to the detriment of the listed building's significance.

I do not rule out the possibility of further extension in some form, and believe that the linked-detached approach may offer more suitable options, which may well include options with contemporary treatments. I am doubtful that any significant area of first floor accommodation can be compatible with the host building.

Advice:

Principle of Development

The proposal for the erection of a rear extension would be assessed under Local Plan policies CN01, CN06, HS33, TP15, Core Strategy Policy CS1 and the NPPF. The policies are for protecting residential amenity and ensuring the environment is maintained and enhanced with consideration to the existing landscape and design of the local area, with particular reference to the Special Landscape Area. Subject to compliance with the aforementioned policies the proposal would be acceptable in principle.

Design

The proposal seeks Officer advice regarding the erection of a one and a half storey rear extension, following demolition of existing rear lean-to at Grade II listed Watchmakers Cottage. A full suite of drawings and a supporting statement have been provided. The proposal includes the following works:

- Demolish the existing rear lean to roof which has cut into the thatch
- Restore the rear thatch roof
- Extend the lean to doubling its size to create much needed kitchen/ dining space and a utility room
- Reroof the extension but with a sloping roof to create bedroom over far north of extension and creating a visible gap between listed cottage and extension roof.
- The extension roof will utilise a Tecu gold finish which will weather to a bronze grey colour (modern yet matching the thatch colour palette)

Concern is raised regarding the design of the proposed extension, and the roof form in particular. The roof form would have a narrow linking area with a deep roof of asymmetrical pitched which would not reflect the host dwelling. Please refer to the Heritage section below for further comments regarding design.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*" (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303).

The Heritage Team have been consulted as part of the pre-application advice. Their full comments can be found above.

In summary, the scale of the proposed extension in comparison to the existing dwelling is of considerable concern. Due to the roof form and materials, the extension would appear to have a deeper footprint than the original building and would provide competition visually. As an alternative, the Heritage Officer suggests that by retaining a lean-to element as existing with any further addition attached beyond, a better hierarchy and relationship to the host dwelling would be achieved. That said, it is doubted whether a first floor can successfully be incorporated, without dominating the existing building. The Heritage Officer also raises concerns about the proposed use of flint walling and the roof dormer/balcony feature.

In its current form, the Heritage Officer would not support the extension as it would have a dominant appearance, to the detriment of the listed building's significance. A linked-detached approach is suggested as a possible alternative.

The Heritage Team would be consulted on any future application where the impact on the heritage assets would be assessed in full. Any harm identified to the heritage assets would need to be outweighed by benefits generated by the proposal (which for householder development are limited).

The Natural Environment

Given that the proposal is for a one and a half storey single rear extension within a residential plot, it is not considered necessary to provide a Preliminary Ecology Appraisal in this instance. The existing rear lean to be demolished is not considered likely to host any suitable habitat for protected species.

Highways, Access and Parking

The development would not affect the existing access or parking arrangements which will remain unchanged. The proposal is likely to be acceptable in this regard.

Residential Amenity, Safe and Secure Communities

The nearest residential neighbours are situated to the west. Given the orientation and layout of the dwellings, a rear extension would not impact the residential amenity of The Firs or any other nearby neighbour. The proposal is unlikely to have a significant impact on residential amenity to warrant refusal.

Conclusions/ Planning Balance

The proposal for the erection of a one and a half storey rear extension, following demolition of existing rear lean-to, is acceptable in principle. The existing lean-to is not considered to be of significant historic fabric. The Officer and Heritage Officer both raise concerns regarding the design and scale of the extension proposed. Please refer the design and heritage section above for the full assessment.

The Heritage Officer has suggested an alternative design which may be considered acceptable; by retaining a lean-to element as existing with any further addition attached beyond, a better hierarchy and relationship to the host dwelling would be achieved.

The Heritage Team would be consulted on any future application where the impact on the heritage assets would be assessed in full. Any harm identified to the heritage assets would need to be outweighed by benefits generated by the proposal (which for householder development are limited).

There are unlikely to be significant impacts on the highway or neighbouring properties.

Any future application would be subject to a site visit as part of the formal application process where material considerations would be assessed in full.

On the basis of the above considerations and conclusions, should you wish to proceed with an application a householder planning application and accompanying listed building consent application would be required.

Planning Risk Assessment

As detailed above, concern is raised regarding the bulk, scale and materials of the proposed extension. To receive support, the proposal should reflect the design advice given by the Heritage Team. Any identified heritage harm would need to be sufficiently outweighed by the benefits of the proposal, which for householder development are limited.

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/> However on the basis of the information provided I would particularly draw your attention to the need to provide:

- Red Line Site Plan
- Existing/Proposed Block Plan
- Proposed and Existing Elevations
- Proposed and Existing Floor Plans
- Design and Access Statement
- Heritage Statement
- CIL Form

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For all types of development you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 days' notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

Averil Goudy

Planning Officer

Tel: (01449) 724622 / 07593131243

Email: averil.goudy@baberghmidsuffolk.gov.uk

4th March 2021



Any questions please contact us