



SUPPORTING STATEMENT

(Including Heritage Impact Assessment)

In respect of the erection of a detached annexe at:

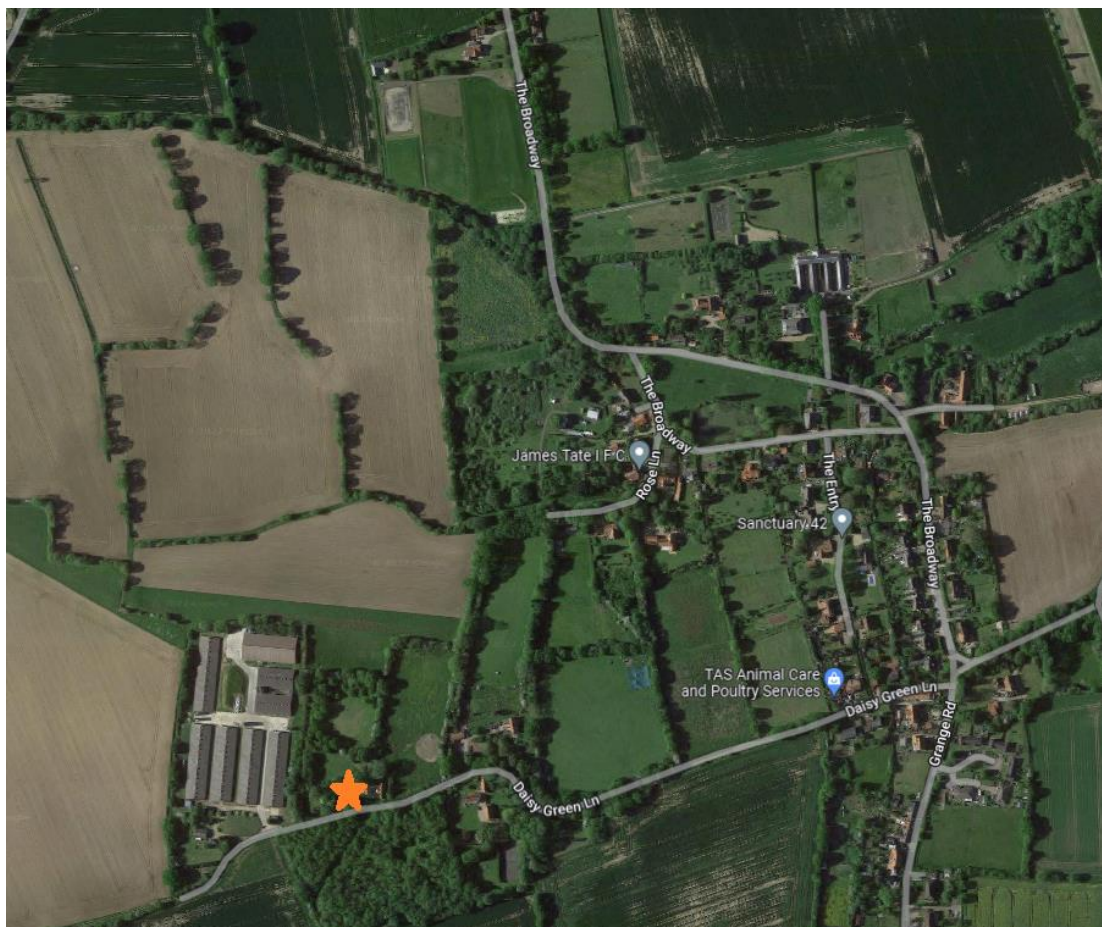
Walnut Farm, Daisy Green Lane, Wickham Skeith,
Suffolk, IP23 8NB

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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 Walnut Farm, Wickham Skeith.
- 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 application is supported by plans prepared by ABDS, the requisite application form and the associated CIL form.

2.0 The Site

2.1 Walnut Farm lies to the west side of the village of Wickham Skeith in a rural setting. Access to the property is from Daisy Green Lane, which is accessed from within the village off Grange Road.

2.2 Walnut Farmhouse is a Grade II listed building which the listing describes as:

“WICKHAM SKEITH DAISY GREEN TM 06 NE 2/147 Walnut Farmhouse -

-- II Former farmhouse. Late C16 3-cell range with C17 in-line addition to left (south). Timber framed and plastered, the gable ends cased in brick, one colourwashed. Pantiled roof. 1½ storeys. Small-paned 2-light casement windows. One raking dormer has a mid C20 standard window. Doorway into cross-entry: boarded half-door, C20 open-fronted gabled porch. Axial-shafted stack. Interior. Much of structure exposed. Earlier work in 4 bays: full-height studding; evidence for diamond-mullioned windows (one intact) and rear cross-entry doorway. Some timbers are re-used. Hall and parlour have plain ceiling joists set flat and open fireplaces. Clapped purlin roof. 2-bay C17 addition has substantial ceiling joists and plain studding with straight braces”.

2.3 The property is located to the eastern end of its plot, set within good sized grounds. A working farm containing numerous buildings lies to the west, with Knoll Farm further east.

2.4 The site lies outside of 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.

2.5 Access to the property is directly from Daisy Green Lane and parking and turning provision exists adjacent to the property and associated cartlodge.

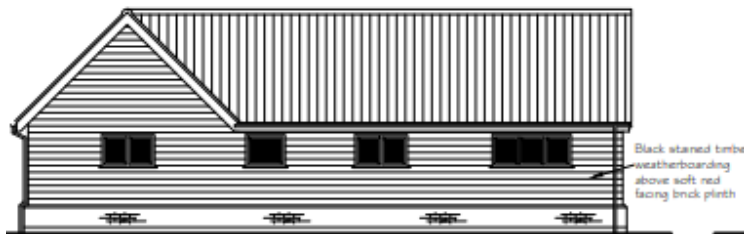
2.6 The site lies entirely in Flood Zone 1, and is thereby not at risk of flooding.

3.0 The Proposal

3.1 The proposal seeks the erection of a single storey annexe for occupation by the applicant. Her occupation of the annexe will be related to the change in occupation of the main house, where her daughter and family will take up residence.

3.2 The proposal would result in a one-bedroom annexe with living/kitchen space and a bathroom provided within. It is a simple building utilising black boarding to the elevations set over a brick plinth and under a pitched, pantiled, roof.

3.3 The image below is taken from the proposed elevation plans and shows the front of the proposed annexe building.



PROPOSED FRONT ELEVATION 1:100

3.4 The annexe is proposed to be sited just to the west of the existing access point, and just a few metres from the farmhouse.

4.0 Planning Policy

4.1 The National Planning Policy Framework 2021 (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 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.

6.4 That position 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 That need has been amplified by the recent Covid-19 pandemic. People have been unable to visit family members in care homes and older persons have been forced to isolate at home alone, with little/no social interaction. The provision of annexe accommodation enables families to live together for longer, reducing the burden on care services and already stretched public finances and facilitating enhanced social relationships into later life.

6.5 With this 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”.

6.6 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 outdated in that regard.

- 6.7 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 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's family 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.
- 6.8 As detailed above, the validity of this 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.
- 6.9 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. However, insofar as the principle of development is concerned, this can be seen to be compliant with the development plan.

Controlling the Use

- 6.10 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 approach is 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.

6.11 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 Walnut Farm.

Relationship to Walnut Farmhouse/Scale of Building

6.12 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 access to the property, in clear sight of the dwelling and is of single storey scale meaning that it is of limited scale and impact.

6.13 The building is also close enough to Walnut Farm to have a positive physical relationship with it and would have no detrimental impact on the site or its surroundings. The building is proposed to be provided for, and retained as, part of Walnut Farm such that it is located in a position that enables the two to be read in the same context.

6.14 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.

6.15 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

6.16 The proposal would not impact on the amenity of any neighbouring properties. The building is of single-storey scale and set some distance from adjacent dwellings such that it lies away from the amenity areas of neighbouring property.

6.17 In this regard, the proposal would also comply with policy H16.

Future Use

- 6.18 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, or provide additional workshop or garaging.

Other Matters

- 6.19 As an annexe to Walnut 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.
- 6.20 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

- 6.21 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

6.22 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 Walnut Farm.

7.2 The annexe will be occupied by the applicant whereby her daughter (and family) will move into the main dwelling, such that 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, Walnut Farm, 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 annexe will enable their daughter to live in immediate proximity to her mother, enabling the provision of care as required. There is, thereby, a clear 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.