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Planning Statement to accompany a full planning application at 9 Lacewing Close, Pinewood, Ipswich, Suffolk, IP8 3UD.

On behalf of: Ms Tracy Hutchings

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Date: 09/08/2022

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Introduction

This planning statement accompanies a full planning application at 9 Lacewing Close, Pinewood, Ipswich, Suffolk, IP8 3UD, seeking the approval for the use of a small outbuilding for the applicant's counselling business, alongside the erection of a gate for access to the side garden amenity space of the property.

Planning Direct has been instructed to produce this statement on behalf of Ms Tracy Hutchings, the applicant. This planning statement demonstrates how the proposed development is considered to be fully compliant with current national and local planning policies and should be viewed favourably by the Local Planning Authority (LPA).

The statement should be read in conjunction with the following documentation:

- Location Plan
- Block Plan
- Outbuilding Floor and Elevation Plans

Location & Site Description

The site is located 9 Lacewing Close, Pinewood, Ipswich, Suffolk, IP8 3UD, as identified in the submitted location and block plans. The dwelling is a three-bed home, situated on a corner plot on a cul-de-sac road within an established residential area in Ipswich.

The existing residential amenity space is located to the side of the property which currently consists of a grassed area and a garden shed. The amenity space is currently enclosed by a close boarded fence as seen below.



The site is not located in any designated areas such as a conservation area, nor it is a listed building. The site is located within Flood Zone 1, and is therefore at minimal risk of flooding.

Proposed Development

The development proposal consist of the use of a proposed outbuilding as an office for the applicant's counselling business, alongside the erection of a gate for access to the amenity space and outbuilding to the side of the property.

At present, the side of the property is the garden amenity space for the dwelling, most of which is grassed, with an existing garden shed being positioned in a corner of the garden. This application proposes to replace the pre-existing garden shed/outbuilding with an improved outbuilding to be used by the applicant to operate her small counselling business from her home. This application also seeks permission for the erection of a gate to access the rear garden, whilst keeping the existing fence line that encloses the garden.

Business Operations

The proposed rear outbuilding will be used by the applicant to run her counselling business from her home. The applicant is a trained therapist, offering various services including counselling, trauma therapy, hypnotherapy, BrainWorking recursive therapy, coaching and Emotional Freedom Technique.

Prior to the Covid-19 pandemic, the applicant rented an office space to run her business, seeing clients face to face. Since this time, the applicant has been working 100% remotely due to the limited working circumstances. Like many businesses post pandemic, the applicant is returning to seeing clients face to face and will therefore be working in a hybrid manner whereby some client are seen face to face and others remain online only.

Due to the nature of the business, flexible working hours (discussed below), and the expense of renting a private office space, this means that it is no longer feasible for the applicant to being to rent a new office space, and that working from home is the most appropriate option for the applicant and her business.

The proposed operating hours of the business allow for flexibility, therefore the operating hours are as follows:

Monday-Friday - 9:00-20:00

Saturday - 8:30-15:00

Sunday - Non working day

These hours are the earliest and latest hours that the applicant will be working, and not the full working hours of the applicant, as she works very flexibly around her clients.

The applicant currently sees 25 clients per week, typically seeing approximately 4-5 clients per day for 60 minute appointments. These clients are all of the applicants clients, including those online and therefore not all 25 will be attending the site each week. During these online sessions, the outbuilding will merely serve as a garden office for the applicant not a meeting room like the other sessions.

Planning History

Reference no.	Description	Decision	Date
B/06/00954	Erection of single-storey side extension and rear conservatory.	Granted	20/07/2006
B/99/01370	Part submission of details under outline planning permissions B/87/319 and B/87/342 (allowed on appeal) - the siting, design and external appearance of 99 dwellings with garages and the means of access thereto as amended by plans received 3 July 2001	Granted	28/11/2001
B/95/01406	PART SUBMISSION OF DETAILS UNDER OPP'S B/87/0319 AND B/87/0342 (ALLOWED ON APPEAL) AND OPP B/95/0047 - CONSTRUCTION OF ROADS, SEWERS AND BRIDGE IN ACCORDANCE WITH THORINGTON HALL MASTER PLAN, TOGETHER WITH MAJOR PUBLIC OPEN SPACE AND NOISE MOUNDING AS AMENDED BY REVISED DRAWINGS RECEIVED 16.02.96	Granted	02/04/1996
B/92/00299	DUPLICATE APPLICATION - SUBMISSION OF MASTER PLAN DETAILS FOR RESIDENTIAL DEVELOPMENT AS REQUIRED BY CONDITION 04 OF O.P.P. NOS. B/87/0319 & B/87/0342 (ALLOWED ON APPEAL)	Not Development	12/10/1995
B/90/01324	SUBMISSION OF MASTER PLAN DETAILS FOR RESIDENTIAL DEVELOPMENT AS REQUIRED BY CONDITION (IV) OF O.P.P. NOS B/87/0319 AND B/87/0342 (ALLOWED ON APPEAL)	Granted	17/08/1995



Reference no.	Description	Decision	Date
B/94/00561	VARIATION OF CONDITION 01 OF P.P. B/ 87/0319 (ALLOWED ON APPEAL) TO ALLOW SUBMISSION FOR APPROVAL OF RESERVED MATTERS RELATING TO FIRST PHASE OF DEVELOPMENT BY 30TH SEPTEMBER 1996 AND ALL RESERVED MATTERS TO BE SUBMITTED FOR APPROVAL BY 30TH SEPTMEBER 1999	Granted	11/05/1994
B/87/00319	OUTLINE - RESIDENTIAL DEVELOPMENT AND OFF SITE SEWERAGE WORKS	Refused	28/05/1987



Policy Justification

National

NPPF (2021)

Paragraph 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*.

Local

Babergh Local Plan 2011-2031

Paragraph 3.2.1 - Sustainable development principles combine the three dimensions or elements necessary to achieve an appropriate balance in that development needs to be environmentally, economically and socially sustainable. All three elements are of great importance for the Babergh area and need to be respected. The NPPF advises that “plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development” (paragraph 10).

Paragraph 3.4 - Mixed and Balanced Communities

- i) The Babergh District and beyond is made up of many communities. The aim is to retain those existing mixed and balanced communities and ensure that development sustains and enhances them. A successful community is one which is mixed and balanced in the broadest sense. This mix includes not only a mix of uses, including homes, jobs and facilities, but also a mix of people. Planning is at the heart of this by enabling an appropriate mix of homes to attract families and individuals from a variety of backgrounds, of various sizes and with a range of social and economic demands. The thrust of the Plan is underpinned by the presence of mixed and balanced communities, recognising that in the rural areas, these communities stretch beyond individual towns and villages and also include a more extensive hinterland.
- ii) It is important that opportunities are created to provide economic choices and to offer the option to live close to where people work wherever possible or desirable. The

range of homes available also needs to reflect the varying needs of the community, and offer housing size and types which reflect needs at any given time. Affordability of homes is a key issue in Babergh which can be helped by the policy approach towards affordable housing and also guiding an appropriate mix and type of housing. Social provision and infrastructure again has varied demands from different groups within the community. It is important to ensure opportunities cater for the range of backgrounds within a community and that infrastructure provided reflects the capacity, and is related to the needs and demands of, the community using or benefiting from that infrastructure.

- iii) Although it is important that new development is balanced with the character of the existing community and the environment, it can offer benefits which help maintain and support mixed and balanced communities, for example, by sustaining facilities at the heart of the community such as primary schools, convenience shops / post offices and Doctor Surgeries. However new development must ensure it respects the design, character and shape of the existing community

Commentary

This section of the statement sets out to demonstrate that the works undertaken are considered to be compliant with national and local planning policies.

Working From Home Guidance

The Planning Portal guidance for working from home is seen below.

"You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business. If the answer to any of the following questions is 'yes', then permission will probably be needed:

- *Will your home no longer be used mainly as a private residence?*
- *Will your business result in a marked rise in traffic or people calling?*
- *Will your business involve any activities unusual in a residential area?*
- *Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?*

Whatever business you carry out from your home, whether it involves using part of it as a bed-sit or for 'bed and breakfast' accommodation, using a room as your personal office, providing a childminding service, for hairdressing, dressmaking or music teaching, or using buildings in the garden for repairing cars or storing goods connected with a business - the key test is: is it still mainly a home or has it become business premises?"

With regard to the proposal, we would answer the questions as follows:

Will your home no longer be used mainly as a private residence?

No, the dwelling will remain as a private residence with only the outbuilding functioning as an office.

Will your business result in a marked rise in traffic or people calling?

Not significantly. The applicant will see approximately 25 clients per week, however a

number of these are online therefore reducing the number of people calling at the property to a number that is not dissimilar to that of any other dwelling.

Will your business involve any activities unusual in a residential area?

This type of business is regularly seen in residential areas due to the scale and nature of the business.

Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?

No, there will not be additional noise or smells generated from the business, and there will not be any disturbance at unreasonable or unsociable hours.

Is it still mainly a home or has it become business premises?

Although the main dwelling and the garden amenity space will remain as such, the proposed outbuilding will solely be used for the applicant's business, hence an application has been submitted for such.

This application complies with much of the guidance set out by the Planning Portal, however it does not wholly comply with the final question and therefore the application has been submitted, otherwise it is likely that this would be permitted without planning permission. However, the proposal's compliance with most of the questions set out in this guidance does show that the proposed use of the dwelling's outbuilding has minimal impact on the dwelling, the dwelling's functionality and the surrounding local area and amenities.

Creating Balanced Communities

Paragraph 3.4 of the Babergh Local Plan discusses "Mixed and Balanced Communities" stating in point ii) "It is important that opportunities are created to provide economic choices and to offer the option to live close to where people work wherever possible or desirable". As discussed above on pages 7-8 of this statement, allowing that proposed would comply with the local plan as it would allow the applicant to work flexibly from home with reduced financial pressures that renting an office would.

Private Amenity Space

The addition of a new gate will also make the garden amenity space more accessible to the occupants or any guests they may have — this includes access for any clients of the applicant's.

Impact on Neighbouring Properties

The Gate

The proposed gate will have no impact on any of the neighbouring properties as there is currently a fence located where this gate will be. Furthermore, the gate is situated on the same elevation as the front door of the property and thus there will be no difference in foot traffic to this side of the property than if the applicant's clients were using the property's front door.

The Outbuilding

The proposed use for the replacement outbuilding will not result in a detrimental impact on the neighbouring properties as previously mentioned. The number of appointments that's the applicant is proposing each day, and the nature of the business proposed means that there will be an imperceptible impact on the locality and neighbouring properties due to a business being run from this home. Consequently, the impact of this business running from this outbuilding will be minimal.

Highways

The development does not result in any impact whatsoever upon the safety of the highway, since — as previously discussed — the number of visitors proposed will not cause a notable increase in the number of visitors attending the dwelling. The host dwelling has two off road parking spaces, allowing for any visitors to park in one of these spaces. Further to this, Lacewing Close and the adjoining residential roads do not have any yellow lines, so can therefore accommodate parked cars where necessary and safe to do so.

There are no overlap appointment, with the applicant only doing one on one sessions, therefore there will only ever be need for 1 parking space per appointment.

Conclusion

It is considered that the development complies with national and local planning policies, alongside largely complying with the planning portal guidance for working from home. Alongside this, that proposed would allow for a better functioning home and home/work life for the applicant, allowing her small business to run after persevering through an unprecedented global pandemic that caused many other businesses to close. The proposed development and use would have minimal impact on the neighbouring properties, the locality and the character of the area.

It is the professional opinion of Planning Direct that this application ought therefore to be approved without delay.

The applicant expects the council to bring any potential issues arising with the proposal to the attention of Planning Direct at the earliest opportunity, in order that clarifications can be provided and/or solutions agreed where appropriate.