



SUPPORTING STATEMENT

In respect of a planning application for the conversion and alteration of existing outbuilding to form annexe at:

Linden House, Freston Street, Freston, IP9 1AH

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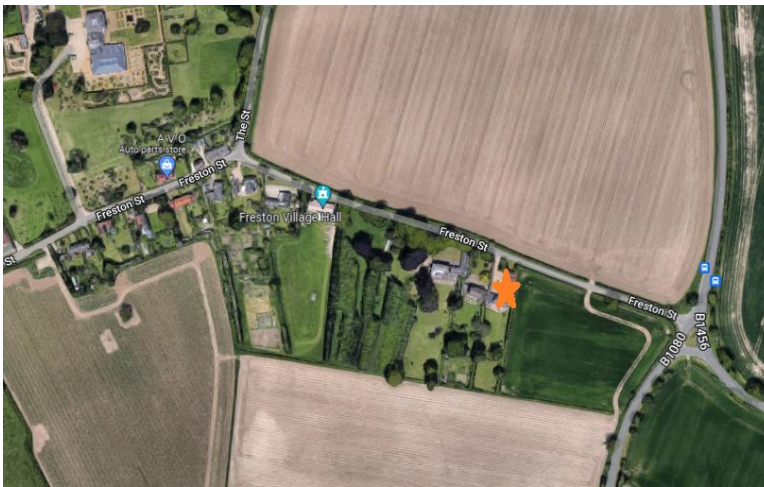
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1.0 Introduction

1.1 This statement is prepared on behalf of Mrs L Young and is submitted in support of an application for the conversion and alteration of an existing outbuilding to form a residential annex to Linden House, Freston.

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 nearby development.



1.4 The outbuilding that is the subject of this proposal lies to the front of Linden House and is visible towards the centre of the image below.



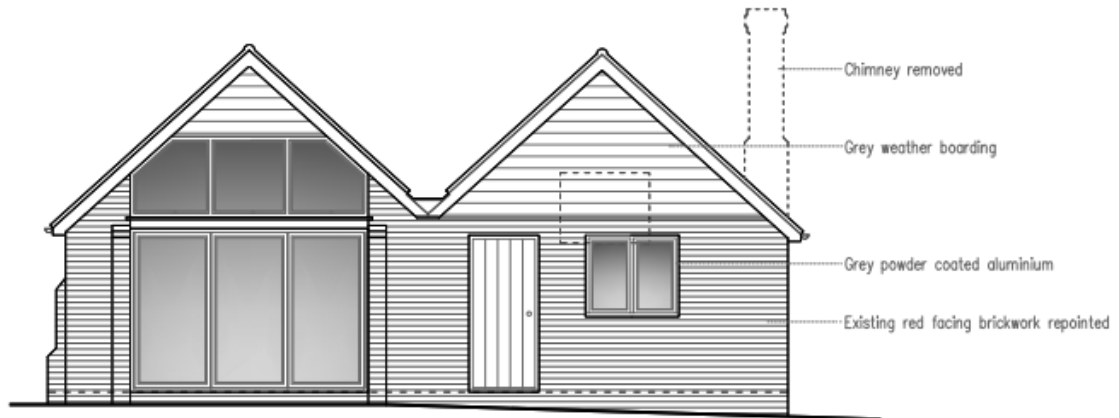
2.0 Site and Surroundings

- 2.1 The site is identified in red on the Site Location Plan submitted with the planning application.
- 2.2 Linden House is located to the south side of Freston Street and a short distance from the junction with the B1080, which lies to the east of the property. It lies on the eastern end of a group of properties all lying to the south side of the road on this approach to Freston village.
- 2.3 Access to the property and to the associated outbuilding is located to the western end of the site frontage, with parking being provided immediately inside the access on a large forecourt.
- 2.4 The building that is proposed to be converted/altered is a twin-ranged building of red brick facades sitting under tiled roofs. The building comprises storage and garage space.
- 2.5 The site is not subject to any landscape designations and lies wholly in Flood Zone 1 where it is at the lowest risk of flooding. There are no listed buildings in the vicinity of the site.

3.0 The Proposal

- 3.1 The proposal is to convert and alter the existing garage/storage building to form an annex to Linden House.
- 3.2 The accommodation provides one bedroom with shower room, store, utility room and open plan living area.
- 3.3 The annexe is to be occupied by the applicant's mother, and thereby retains an ancillary relationship to the main dwelling. The occupants will continue to live together as a single family on the site, sharing meals and with no subdivision of the site occurring. The building would take services from the main house and occupants would utilise the same amenity space and shared parking areas. The building will be occupied as part of a single family unit occupying the site and will allow for the offering of care from the applicant to her mother.

- 3.4 The image below shows the elevation of the building facing west. This elevation currently includes the garage door with apex glazing over such that the proposed changes seek to alter the fenestration whilst also removing the chimney stack.



Proposed Front Elevation (West)

- 3.5 As can be seen, the proposal retains the form of the existing building but includes works of renovation and enhancement to facilitate the use as an annex.

4.0 Planning Policy Context

- 4.1 The National Planning Policy Framework (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 to interpret the NPPF.
- 4.3 The development plan for Babergh District Council consists of the saved policies of the Babergh Local Plan Alteration No.2 (2006) and the Babergh Core Strategy (2014). The following policies within these documents are considered to be relevant to this proposal.

Babergh Local Plan Alteration No.2 (2006)

- CN01 Design Standards
- HS35 Residential Annexes
- TP15 Parking

Babergh Core Strategy 2014

- CS01 Applying the Presumption in Favour of Sustainable Development in Babergh
- CS02 Settlement Pattern Policy
- CS15 Implementing Sustainable Development

4.4 Where relevant to the consideration of this proposal, these policies will be referred to within the 'Planning Considerations' section of this report.

5.0 Planning Considerations

5.1 Paragraph 3.128 of the Babergh Local Plan Alteration No.2 (2006) identifies that:

"3.128 The need for annexes (e.g. 'granny flat') is recognised, especially with the increasing numbers of elderly people and the desire of children and parents to live nearby whilst allowing a degree of independence. This can be met by purchasing a separate property, but it may be essential for help to be more immediately on hand during illness or advanced infirmity".

5.2 Paragraph 3.129 states that:

"The District Council could only regard accommodation as an annex if:

- *it is occupied by someone who is a close relative to the occupier of the main house;*
- *either a degree of care is provided by the occupier of the main house or the occupier of the annex often spends some time in the main dwelling; and*

- *there is no separation between the annex and the main house e.g. no separate address, no division of the curtilage etc”*

5.3 Saved policy HS35 of the Babergh Local Plan Alteration No.2 (2006) sets out specific criteria for the consideration of new annexes, relating primarily to a desire to see such proposals delivered in the form of an extension to the existing house. However, it is now readily accepted that the conversion of existing buildings to form such accommodation is an entirely appropriate solution, subject to the same detailed considerations being taken into account, namely:

- an explanation of the need for the annex;
- a demonstration of the functional and practical linkage between the annex and the main dwelling; and
- an indication of how the annexe will be used if the present need for the annex ceases to exist.

5.4 What follows is, therefore, a consideration of these matters.

Principle of the Use

5.5 The principle of constructing new buildings associated with an existing dwelling to form a residential annexe 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 Babergh area to anywhere else, and it is perhaps unsurprising that the Council have evolved their position such that conversion of outbuildings for these purposes is now a regular occurrence despite the policy conflict that appears to exist.

5.6 When considering annexe accommodation, the local planning authority will 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 is to be occupied by the applicant’s mother and

there is 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. Indeed, the applicant is keen to ensure that this does not detract from the fact that this would remain a single family occupying a single planning unit.

- 5.7 The proposal thereby demonstrates the necessary functional relationship in both its use and occupation, such that it complies with this element of policy HS35.

Controlling the Use

- 5.8 Whilst policy HS35 looks at ensuring control over the use through a legal agreement, this element of the policy is dated and does not reflect current practice. The use of a condition on any permission would suitably control the use of the building in association with the dwelling at Linden House and would ensure the Council retained control over the building's use.

- 5.9 As such, it is expected that a condition would be imposed should permission be granted, and the application is not, therefore, supported by a legal agreement.

Scale and Impacts on the Locality

- 5.10 The building is an existing outbuilding of a proportionate scale to the host dwelling, which is bigger in terms of both its physical size and the amount of accommodation it contains.

- 5.11 The building is visible in the streetscape, but has been a feature here for many years and the design is such that would ensure the building continues to read as an outbuilding to the main house. No landscape harm would occur from the fact the building can be seen, and it is an attractive and well-designed building that contributes positively to its setting. The proposal would have no further impact than a minimal localised effect.

- 5.12 It is apparent that the building would retain its form and scale and sits in a group of buildings of varying scales and finishes. It would not, therefore, be out of character with the character

of development in the locality. The proposal would thereby accord with policies CN01 and CS15 in respect of its design and impacts

Residential Amenity

- 5.13 The proposal would not impact on the amenity of any neighbouring properties. The building is some distance from any other properties and the proposed use is consistent with adjacent land uses.

Future Use

- 5.14 The siting of the building in close proximity to the house means it could serve a number of other ancillary uses when no longer required, such as a gym, hobby workshop or simply overspill accommodation for the main house.

6.0 Conclusions

- 6.1 The proposal seeks permission for the conversion and alteration of an existing outbuilding to the front of Linden House to form an annex.
- 6.2 The annex will be occupied by the applicant's mother, 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, Linden House, and can be controlled as such by condition.
- 6.3 The design of the building would result in an attractive building which does not harm residential amenity, landscape character or the locality in general. The proposal accords with policies CN01, CS15 and, most importantly, HS35.
- 6.4 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.