



Erection of Single-Storey Link Between Cartlodge and Outbuilding to Facilitate Additional Use of Residential Annex Approved Under Planning Permission DC/21/05914 as Short-Term Holiday Let.

Halcyon House, Church Street, Worlingworth, IP13 7NT

PLANNING STATEMENT

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Ref:1024-22
Date: 22/08/2022

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August 2022.

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1 INTRODUCTION AND BACKGROUND

- 1.1 East Coast Planning Services Ltd is instructed by Mrs Lorna Tournay-Godfrey to apply for planning permission for the additional use of residential annex approved under Planning Permission DC/21/05914 as a short-term holiday let.
- 1.2 The annex was built as a cartlodge and annex pursuant to Planning Permission DC/21/02310 which was a variation to the original permission DC/19/03105 in terms of approved drawings and materials. The amendments to the design resulted in the number of bays being reduced from 4 to 2.
- 1.3 Planning Permission DC/21/05914 was granted by Notice dated 15 December 2021 for “conversion of cartlodge and workshop with home office/studio over to residential annex”. A copy of the Decision Notice is attached to this Statement as **Appendix 1.**

2 THE APPLICATION SITE

- 2.1 The application site occupies a rural location within the parish of Worlingworth and forms part of the residential curtilage of Halcyon House which is listed Grade II. The house originates from the C16-C17 but was extensively remodelled in the early C19.
- 2.2 The application building is a recently erected cartlodge that lies to the west of Halcyon House. It is of traditional design being clad in black stained weatherboarding with a clay pantile roof.
- 2.3 Approximately 30m to the west of the cartlodge is a separate independent dwelling (The Rectory). There is significant vegetation between The Rectory and the cartlodge.

3 THE APPLICATION PROPOSALS

- 3.1 The application seeks permission to erect a small, single-storey extension that links the cartlodge with an existing small, brick outbuilding. The proposed link has an internal floor area measuring approximately 1.75m by 2.25m. It will be clad in black stained weatherboarding over a brick plinth. The roof will be clad in clay tiles to match the existing outbuilding. The application also seeks permission for an additional use of the residential annex approved under Planning Permission DC/21/05914 as a short-term holiday let.

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4 PLANNING POLICY

4.1 The planning policies involved in this application derive from Central Government advice set out in the National Planning Policy Framework (NPPF) published in July 2021. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise (S38 (6) of the Planning and Compulsory Purchase Act 2004 refers). The policies contained in the NPPF are a material consideration and must be taken into account for decision making purposes.

The Development Plan

4.2 The development plan comprises the following: -

- MSDC Local Plan 1998;
- Core Strategy 2008; and
- Core Strategy Focused Review 2012.

4.3 The following development plan policies are relevant to the consideration of this application:

- GP01 Design and layout of development
- CS05 Mid Suffolk's Environment
- FC01 Presumption in favour of sustainable development
- H15 Development to reflect local characteristics
- H16 Protecting existing residential amenity
- H17 Keeping residential development away from pollution
- H18 Extensions to existing dwellings
- H19 Accommodation involving special family needs
- RT17 Serviced Tourist Accommodation
- T09 Parking standards
- HB01 Protection of historic buildings

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The National Planning Policy Framework

- 4.4 Paragraph 10 of the NPPF states: *“So that sustainable development is purposed in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**”*. That presumption is clearly set out in paragraph 11 of the NPPF.
- 4.5 NPPF paragraph 8 defines sustainable development as follows: -
- “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) **an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - c) **an environmental objective** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*.
- 4.6 The presumption in favour of all sustainable development is set out at paragraph 11 and for decision taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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- ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

4.7 The NPPF seeks to ensure that conditions exist in which businesses can invest, expand and adapt. It emphasises that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 84 states that “planning policies and decisions should enable, amongst other things:

- the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agriculture and other land-based rural businesses; and
- sustainable rural tourism and leisure developments which respect the character of the countryside.

4.8 NPPF paragraph 85 states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”.

4.9 The NPPF emphasises the need for good design and states that it is fundamental to what the planning and development process should achieve and is a key aspect of sustainable development.

4.10 Paragraph 130 of the NPPF advises that planning policies and decisions should satisfy a number of criteria including: -

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- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live and work.

4.11 The NPPF places great emphasis on conserving and enhancing the historic environment. Paragraph 194 states that applicants are required to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

5 PLANNING CONSIDERATIONS

Principle of Development

5.1 Local Plan Policy RT17 is particularly relevant to the consideration of this application. It states:

“Within settlements, the provision of holiday accommodation through new development or the conversion of existing buildings will be permitted, subject to no adverse effects on the character or appearance of their surroundings, residential amenity or highway safety.

“In the countryside, proposals for newly built holiday accommodation will be resisted. The conversion to holiday accommodation of existing buildings in the countryside, such as mills, barns and other traditional buildings, will be supported subject to no adverse impact on their landscape setting, wildlife habitats, nearby residential amenity or highway safety. The proposed conversion should respect the design and structure of the original building and retain its important architectural and historic features.

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The District Planning Authority may impose conditions limiting the period of occupancy to ensure that the accommodation remains available for holiday use”.

- 5.2 The building that is the subject of this application already exists. It is of traditional design and materials of construction and the external alterations proposed to facilitate its additional use as a short-term holiday let are very modest. The application building already has permission for conversion to a residential annex associated with the host dwelling (Halcyon House). There can be no objection in principle, therefore, to its additional use as a short-term holiday let.

The External Alterations

- 5.3 The proposed alterations to the external appearance of the building simply involve the erection of a very small single-storey link between the cartlodge and an existing modest brick and tile outbuilding. The proposed link will be clad in black stained weatherboarding over a red brick plinth. The roof will be covered in clay tiles to match the existing outbuilding. A small rooflight is proposed within the north facing roof slope of the link
- 5.4 The proposed external alterations do not change the character and appearance of the application building to any significant degree. It will continue to have the general appearance of a traditional timber clad outbuilding. The building is discreet when viewed from public vantage points by reason of its location and existing mature vegetation. It is concluded, therefore, that the proposed elevational alterations to the building are policy H18 compliant.

Impact on the Setting of Halcyon House

- 5.5 Halcyon House is listed as being of special architectural or historic interest Grade II. It is listed as ‘The Rectory’. The listing description reads as follows: -

**WORLINGWORTH CHURCH STREET
TM 26 NW
5/114 The Rectory
29.7.55 (formerly listed as The
Rectory and Barn)
- II**

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House. C16-C17 core, extensively remodelled early C19; late C19 facade. Timber framed and plastered; red brick parapet gable end to right. Roof of glazed black pantiles. 2 storeys and attic. Symmetrical facade of 3 bays with 2-light casements windows to first floor. 2 ground floor canted bays: sash windows with glazing bars, with narrow windows to the sides; wooden cornice. Doorway has enclosed flat-roofed wooden porch with panelled sides and a cornice; paired half-glazed doors and rectangular overlight. Within the porch is an early C19 doorway with fluted pilasters and the lower portion of the entablature, decorated with linked lozenges; contemporary half-glazed door. Gable stack to right. 2-span rear wing. Early C19 well stair with stick balusters, a ramped and wreathed handrail and carved tread-ends. Both ground floor rooms at the front have high ceilings with double hollow-moulded bridging beams. Interior not fully examined.

Listing NGR: TM2318568517

- 5.6 Halcyon House lies approximately 45m to the east of the application building. The principal elevation (front) is orientated to the northeast with its end (west elevation) facing the application building. The proposed single-storey link will have no material adverse impact on the setting of Halcyon House as a listed building. The proposals are, therefore, policy HB01 compliant.

Impact on Residential Amenity

- 5.7 Given that the proposed residential annex lies approximately 20m from the common boundary with the nearest dwelling (The rectory) use of the application building as a residential annex ancillary to Halcyon House will not result in any loss of residential amenity to the occupiers of The Rectory by reason of noise or disturbance.
- 5.8 The proposed alterations to the elevation facing The Rectory are minimal. The orientation and distance from the common boundary, together with the existing mature vegetation will ensure that there is no material loss of residential amenity to the occupiers of The Rectory by reason of overlooking, loss of privacy or general disturbance. The proposals are, therefore, policy H16 compliant.

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6 CONCLUSION

6.1 The application proposes the erection of a very modest single storey structure that will link the cartlodge with an existing traditional outbuilding. That link will have no material impact on the setting of Halcyon House as a listed building.

6.2 Planning permission has already been granted for the conversion of the cartlodge to a residential annex associated with Halcyon House. Its additional use as a short-term holiday let is fully compliant with NPPF objectives relating to the rural economy and Local Plan Policy HR17

6.3 Given the separation distance, orientation, design and existing vegetation there will be no material impact on the amenities that the occupiers of the adjoining dwelling could reasonably expect to enjoy.

6.4 The proposals are fully compliant with adopted planning policy and the presumption in favour of sustainable development should therefore apply.