

PLANNING AND HERITAGE STATEMENT
PROPOSED RESIDENTIAL ANNEXE FOR DEPENDENT RELATIVE
MOAT FARM, FOALS GREEN, WILBY IP21 5LU

1.0 INTRODUCTION

- 1.1 The site is located to the east of the village of Wilby and comprises 200 acres of agricultural land, a listed farmhouse, farmyard, stables and various outbuildings.
- 1.2 The annexe is required for the applicant's elderly mother who needs care. The elderly lady does not live locally and her existing accommodation is in poor condition and does not meet her needs having steep stairs and poor insulation. She needs wheelchair-accessible, well-insulated accommodation to suit her requirements, and the comfort and security of having family close by to provide daily care, whilst retaining a level of independence.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises a timber outbuilding, previously used for storage and as an animal shelter, within the curtilage of the house. The proposal would replace this outbuilding.
- 2.2 Other outbuildings comprise domestic garaging, stables and various agricultural storage buildings – all of which are fully in use and required for current purposes. A converted barn provides additional accommodation but it is large, 2-storey building with steep stairs to bedrooms and is not appropriate for the intended occupant who is elderly and uses a wheelchair.
- 2.3 The farmhouse is an L-shaped, 2-storey house with attics, and remains of a medieval moat. The building is grade II listed (see Heritage Statement below). It benefits from earlier extensions and alterations, and would not readily accommodate further additions to provide an annexe.

3.0 PROPOSED DEVELOPMENT

- 3.1 It is proposed to remove the timber outbuilding and erect a 1-bed annexe for ancillary residential accommodation. The proposal would be of timber construction, single storey with timber cladding to external walls and a low-pitched roof. Air source heat pumps would be installed.
- 3.2 It would use the existing access, and parking with EV charging would be provided on the existing hardstanding. No alterations to access are required. A level path between the parking space and the proposed building would be provided.
- 3.3 The annexe would provide wheelchair-accessible accommodation throughout, including living/dining room, bathroom and kitchenette facilities. Electricity and supply would come from the main house and outbuildings.

4.0 PLANNING HISTORY

- 4.1 Planning history relates to provision of agricultural buildings, stables and manege, conversion of the barn, and alterations and extensions to the house.

5.0 PLANNING POLICIES

- 5.1 In accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in determining an application for development that affects the

setting of a listed building, the desirability of preserving that setting should be given special regard.

- 5.2 The National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development¹, requires good design in all developments², and seeks to conserve and enhance the natural and historic environments³.
- 5.3 Local planning policies are provided in the Mid Suffolk Core Strategy 2008 and Focused Review 2012, and the saved policies of the Local Plan 1998.
- 5.4 FC1 sets out the presumption in favour of sustainable development and FC1.1 provides the approach to delivering sustainable development. CS1 provides the settlement hierarchy and defines the village of Wilby as a secondary village with limited services and facilities. CS2 sets out the types of development acceptable in the countryside, including extensions to dwellings. CS3 seeks to reduce contributions to climate change. CS5 requires development to protect, and where appropriate, enhance bio-diversity, conserve the landscape, provide high quality design and protect the historic environment.
- 5.5 SB2 of the Local Plan requires development to be appropriate to its setting and GP1 provides principles of good design and layout. HB1 covers protection of historic buildings. H14 requires a range of house types to be provided to meet different accommodation needs and H16 seeks to protect residential amenity. CL8 protects wildlife habitats.
- 5.6 H19 deals with provision of accommodation for special family needs. The reasoned justification (paragraph 2.3.74) states that annexes should normally be physically connected to the house, but acknowledges that in some cases, this will not be appropriate and notes that particular care will be needed for listed buildings. It further notes that separate vehicular access will not normally be acceptable. The policy requires that, in the countryside, annexe accommodation to meet special family needs is modest in scale and in keeping with the dwelling.
- 5.7 The new Joint Local Plan will be progressed as Part 1, omitting such matters as housing distribution to be covered in a subsequent Part 2. It is likely that draft policy LP02 on residential annexes will be progressed within Part 1, and due weight may be applied to the emerging policy, in accordance with paragraph 48 of the NPPF. LP02 states that an annexe not attached to the main dwelling must be subordinate in scale, form and mass to 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.

6.0 PLANNING ANALYSIS

- 6.1 PRINCIPLE OF DEVELOPMENT. The proposal is required for the elderly relative of the applicant and falls within the category of special family needs, covered by H19. The potential to extend the house to provide annexe accommodation was explored. The house is timber-framed and plastered and has been extended with a conservatory in 2005. The historic moat (see Heritage Statement below) constrains potential space for further extensions and any additional extension would involve the removal of

¹ NPPF paragraph 11

² Ibid section 12

³ Ibid sections 15 & 16, respectively

historic fabric of the building and would harm its character, appearance and setting. In addition, the historic building does not allow for wheelchair access, with its narrow doorways, winding corridors and changes in levels. Owing to its historic construction and setting within the moat, the existing house does not lend itself to further extension to provide an annexe.

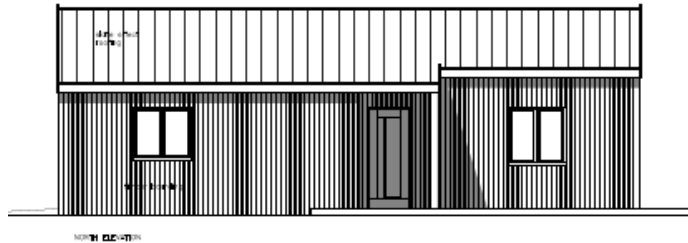
- 6.2 Policy H19 acknowledges that an extension to provide an annexe is not always appropriate and highlights the special circumstances relating to listed buildings. In this case, given the historic construction and setting of the house, it is suggested that the principle of a separate structure for an annexe is acceptable. The proposal also complies with H14 in providing for different accommodation needs.



Moat Farm - house and medieval moat.

- 6.3 **DESIGN AND APPEARANCE.** The proposed annexe would replace an existing timber outbuilding and grazing pen within the garden of the house. It would be sufficiently close to allow care and easy access – required for example, so that laundry could be done in the house and main meals taken with the family – whilst not adversely affecting the setting of the listed building and enabling a degree of independence and privacy.
- 6.4 The annexe would be single-storey, of timber construction with timber boarding to external walls. The shallow-pitched roof would have slate effect covering. Internally

it would provide one bedroom, bathroom, living room and kitchenette, all being wheelchair-accessible. No subdivision of the garden is required and the existing vehicular access would be used. Parking with EV charging point would be on existing hard standing within the farmyard, with a new path to the annexe. Air source heat pumps would be installed. The annexe would use the electricity and water supply to the main house and outbuildings.



Proposed north elevation

- 6.5 The building would be discreetly located and of appropriately small scale and modest appearance. The simple plan form and materials respect its rural setting and it would not be prominent in the wider landscape setting. It would thereby comply with the requirements of H19, CS5, SB2 and GP1.
- 6.6 HERITAGE STATEMENT. The house is grade II listed. Historic records have been consulted.

Summary

Moat Farm, Wilby. 19th century farmhouse. Regular courtyard L-shaped plan formed by working agricultural buildings, with additional detached elements. The farmhouse is set away from the yard. Partial loss (less than 50%) of the traditional farm buildings. Located in an isolated position.

Location

Grid reference	Centred TM 2588 7186 (93m by 114m)
Map sheet	TM27SE
Civil Parish	WILBY, MID SUFFOLK, SUFFOLK

Type and Period (4)

[BARN \(19th century - 1800 AD to 1899 AD\)](#)

[FARMSTEAD \(19th century - 1800 AD to 1899 AD\)](#)

[FARMHOUSE \(16th century - 1500 AD to 1599 AD\)](#)

[REGULAR COURTYARD L PLAN \(19th century - 1800 AD to 1899 AD\)](#)

Full Description

Moat Farm, Wilby. 19th century farmstead and 16th century farmhouse. Regular courtyard L-shaped formed by working agricultural buildings, with additional detached elements. The farmhouse is set away from the yard.

Partial loss (less than 50%) of the traditional farm buildings. Located within an isolated position (S1-6).

Extract from WBY044 – Farmstead: Moat Farm - Suffolk Heritage Explorer

Summary

Moat - two sides of ? rectangular enclosure.

Location

Grid reference	Centred TM 258 718 (106m by 126m)
Map sheet	TM27SE
Civil Parish	WILBY, MID SUFFOLK, SUFFOLK

Type and Period (1)

MOAT (Medieval - 1066 AD to 1539 AD)

Full Description

Moat - two sides of ? rectangular enclosure. Occupied, isolated, close to parish boundary (S1).

Extract from Monument Record WBY 001 – Moat Farm – Suffolk Heritage Explorer

- 6.7 The statutory list description of the property is as follows:
[4/165 Moat Farmhouse - -- II](#)

Farmhouse. Late C16/early C17, the rear range probably a slightly later addition. L-shape plan. Timber framed and plastered, roof of glazed black pantiles. 2 storeys and attic. 3-cell front range: 3 windows, C19 3-light casements without glazing bars. Long former dairy window to left, now glazed. Central 6-panel door (upper 2 panels glazed), mid C20 open porch. Internal stack and another at the right gable end. Rear wing has a gable stack with shafts in sawtooth pattern. Against this gable end is a small 1½-storey plastered addition. Unmodernised interior with good studding, mostly covered by wallpaper or limewash. 2 arched first floor fireplaces, plastered and lined to imitate stonework. Rear range has ovolo-moulded bridging beam, a blocked window with ovolo mullions and some C17 panelled oak doors. Attics not accessible at time of survey. Remains of medieval moat.

Listing NGR: [TM2588071878](#)

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- 6.8 As noted in the historic records, the farmhouse is located away from the farmyard and its immediate setting is provided by the remains of the medieval moat and open grounds. As such, it is a tranquil, uncluttered setting. Historic maps illustrate this point. The outbuildings are clustered around the farmyard and include the converted barn, agricultural buildings, stables and storage buildings. The proposal would replace a timber storage building/animal shelter and would be confined within the existing group of buildings and structures. It would in fact be located closer to existing buildings than the existing structure. It would follow the existing built environment and pattern of development and would not encroach into open agricultural land.
- 6.9 In terms of the impact of the proposal, the outbuilding to be removed is a modern (late 20th century) structure of no historical significance which does not enhance the setting of the listed building. The proposed single storey annexe would be a subservient building within the architectural hierarchy of the property, of appropriate scale and built of appropriate materials, and providing additional living accommodation to the house, thereby contributing towards retention of its use as a family home and securing the conservation of the listed building. It would therefore have a beneficial impact. Within the terms of paragraph 200 of the NPPF, the proposal would not result in any harm to, or loss of, the significance of the listed building and its setting. It would sustain and enhance the significance of the heritage asset in accordance with paragraph 197 of the NPPF and HB1.
- 6.10 ECOLOGY. The attached Preliminary Ecological Assessment provides the results of ecological surveys. It finds that the grassland within the site has a low ecological value, that there is negligible suitability for foraging great crested newts and there is no roosting habitat for bats. Mitigation measures such as a method statement and installation of temporary amphibian fencing are recommended and will be implemented; and enhancements, such as tree planting and installation of bat boxes ensure bio-diversity net gain. It would thereby comply with the requirements of the NPPF and local policies CS5 and CL8.
- 6.11 ACCESS. No changes are required to access to the site, in compliance with H19. The annexe would be served by the existing access and parking would be on existing hard surfacing within the existing farmyard. A new path would be laid, linking the yard and house to the annexe.
- 6.12 The proposal itself would provide accessible accommodation, suitable for wheelchair use.
- 6.13 SUSTAINABILITY. Orientation of the proposal makes use of solar gain whilst providing shading with the covered veranda along the south elevation. Habitable rooms are dual aspect, maximising natural light and providing natural cross ventilation to avoid overheating in summer. Water-efficient and energy-efficient fittings would be installed and high standards of insulation would be provided. Air source heat pumps and an EV charging point would be installed. The proposal thereby meets the requirements of the NPPF and CS3.
- 7.0 CONCLUSIONS
- 7.1 The proposal is to accommodate the elderly relative of the applicant. It is required to enable care and the comfort and security of having family close by whilst maintaining a degree of independence. It is appropriate development in the countryside, in

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compliance with H19 (and draft LP02). It is of appropriate scale, design and appearance. It would not affect neighbours' amenities. It would preserve and enhance the setting of the listed building and provide a bio-diversity net gain. No changes to access and no subdivision of the plot are required. The proposal would incorporate suitable sustainability measures.

- 7.2 It is therefore in compliance with national and local planning policies and it is requested that planning permission be granted.

Mrs G Davidson BA(Hons) MRTPI

October 2022

Gillian Davidson BA(Hons) MRTPI