

Planning and Heritage Statement

On Behalf of Ms D Hutchinson

Demolition of outbuilding and erection of single storey rear extension

**North Cottage, Tannery Road, Combs, Stowmarket,
IP14 2EL**

June 2023





Vision Design and Planning Consultants Ltd.
Office 27 Epsilon House
West Road
Ipswich, Suffolk
IP3 9FJ

M: 07727116604
O: 01473 325701
E: Ben@visiondpc.co.uk

www.visiondpc.co.uk

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1.0 Introduction

- 1.1 This Planning and Heritage Statement has been prepared on behalf of the owner of the property to support a planning application for the demolition of an outbuilding within the rear garden, and the subsequent erection of a single storey rear extension to the dwelling.
- 1.2 This report describes the proposals and the planning history of the site. It outlines planning policy relevant to the proposal and explores the material planning considerations. Specifically, the application will demonstrate what efforts have been made to ensure the development proposal complies with development plan policies.
- 1.3 This statement incorporates a heritage assessment owing to nearby heritage assets, which are identified further in this statement. The subject building does not represent a heritage asset.

2.0 The Site and Surroundings

2.1 The application site takes the form of a relatively small one bedroom two-storey property. It is unique in that forms part of a courtyard of dwellings, as illustrated from the plan below. The subject building has a pedestrian access to Tanner Road, with the main entrance to the dwelling being from Webbs Close, to the rear. The subject building is not listed.

2.2 Provided below is a map from Historic England's website. It depicts the application site (outlined red) and the nearby listed buildings. These buildings have been identified by number, with their respective detailed description further below.



Building 1

Grade: II*

List Entry Number: 1284144

Date first listed: 09-Dec-1955

List Entry Name: PONDEROSA POST OFFICE COTTAGE

Statutory Address: PONDEROSA, TANNERY ROAD

“Two houses, built as one farmhouse. The main range comprises an open hall of late C14 or c.1400; the adjoining parlour cross-wing to left was added in late C16. Timber-framed and roughcast. Plaintiled roof, with one gabled casement dormer to main range. An axial late C16 chimney of red brick with 3 tall diagonally-set square shafts is at the junction of the two ranges. Various C19 and C20 casements. A C20 flush entrance door. The cross-wing, of 2 storeys and attics, has an oversailing gable tie-beam at back and front, well-carved with a running design in the late C16 manner; at the front is a pair of bargeboards with good vinescroll carving. The 2-bay open hall probably has a high survival of early features, but these were mainly concealed at date of survey. The open truss has a moulded cambered tie-beam with concealed arch-braces; an octagonal crownpost has a moulded capital and thick 4-way braces. Good quality close-studding. A splayed and tabled scarf joint with an edge key in the rear wall plate indicates high quality carpentry and a 14th century construction date, and demonstrates the early introduction of close-studding in central Suffolk. A first floor was inserted into the hall in mid C16: massive main beams, with broach-stopped chamfers. A storeyed cell to right was replaced by a lean-to extension in C19. A lean-to extension to left is separately occupied and is not of special interest.” Listing NGR: TM0432756409

Building 2

Grade: II

List Entry Number: 1033013

Date first listed: 09-Dec-1955

List Entry Name: POST OFFICE AND ATTACHED HOUSE

Statutory Address 1: POST OFFICE AND ATTACHED HOUSE, TANNERY ROAD

“Post office and house: the house late C18, the Post Office possibly added in early C19. House: two storeys, 2-cell lobby-entrance plan. Timber-framed and roughcast. Plaintiled roof with axial chimney of red brick. Two-light casements of c.1800. 4-panelled mid C19 half-glazed entrance door. The Post Office is slightly lower, with a pair of 3-light early

C20 shop windows and boarded entrance door. Included for group value.” - Listing NGR: TM0432656389

Building 3

Grade: II

List Entry Number: 1183309

Date first listed: 22-Jan-1988

List Entry Name: BARN 40 METRES SOUTH WEST OF THE POST OFFICE

Statutory Address: BARN 40 METRES SOUTH WEST OF THE POST OFFICE, TANNERY ROAD

“Barn, late C17. 3 bays. Timber-framed and plastered; some underbuilding in tarred red brick on north side. Pantiled roof, once thatched. A set of 4 C19 boarded doors at centre bay, north side. Close-studding with tension stud- bracing and middle rail. Both open trusses retain plank arch braces. Clasped purl in roof with some windbracing. At the east end is a lean-to weatherboarded and thatched addition of C18/19 and on the south side a pantiled lean-to.” - Listing NGR: TM0429156383

3.0 Planning History

- 3.1 A search of the sites planning history on site has not revealed any planning history on the site.

4.0 The Proposal

- 4.1 Planning permission is sought for the proposed demolition of an outbuilding and the subsequent erection of a single storey rear extension. The sites unique composition of boundary results in the extension being in two parts. The main part effectively represents a replacement of the existing outbuilding in design, albeit a bit wider. This would be linked to the dwelling by a single storey element.

5.0 Planning Policy

- 5.1 Planning applications are required by S38(6) of the Planning and Compulsory Purchase Act 2004 to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 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. The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation of the NPPF.
- 5.3 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 it’s Focussed Review (2012).

6.0 Material Considerations

Principle of Development

- 6.1 The presumption in favour of sustainable development is set out in policy CS1 of the development plan, as echoed in paragraph 11 of the NPPF. Paragraph 10 of the NPPF states; *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*. Looking specifically at the delivery of housing, paragraph 60 of the NPPF states *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*.

6.2 Policy CS1 identifies a settlement hierarchy based on the services, facilities and access within the locality and accordingly directs development sequentially towards the most sustainable areas in regard to their location. The site is within the settlement boundary of Combs. Thus, the site is considered a sustainable location and accords with policy CS1. The principle of extending existing dwellings within their residential curtilage is supported by policy H18 of the Local Plan. Policy LP03 of the emerging draft Joint Local Plan has been modified, currently out for consultation and has added weight in the decision process. During the consultation process the policies will gain more weight. This will mean they become more relevant when determining planning applications. It is not currently the adopted development plan, however, should it become so, this policy continues support for the extension of existing dwellings within the curtilage of residential dwellings.

6.3 As an application for a rear extension, the application is assessed under Local Plan policies GP1, H15, H16, H18 Core Strategy Policy FC1, FC1.1, CS5 and the NPPF. The policies are to protect residential amenity, ensuring the environment is maintained and enhanced with consideration to the existing landscape and character of the local area. Subject to compliance with the details of these policies the proposal is considered acceptable in principle within the currently adopted development plan and within the draft version of the Joint Local Plan.

Design and Impact Upon Identified Heritage Assets

6.4 The development proposal is effectively a replacement of the existing dual pitched roof outbuilding, to be linked to the main dwelling through a flat roofed element. This is to provide much needed additional ground floor space, owing to the relatively small footprint of the dwelling.

6.5 The subject extension would be to the rear of the dwelling. In relation to the identified heritage assets, the extension cannot be viewed in their visual contexts from the street scene. The proposed extension would have no impact upon the character and appearance of the immediate surrounding area.

Residential Amenity

6.6 The design of the extension is such that it would not cause any impact upon the residential amenities of neighbouring amenities.

7.0 Conclusion

- 7.1 The development proposal has no impact upon the character and setting of the area; no impact upon heritage assets; and, no impact upon residential amenities. There are no reasons for the Council to refuse the permission, which is in complete accordance with local and national planning policies.