



Application for approval of details reserved by condition

Council	Mid Suffolk District Council
Application is for	Householder applications (extensions/outbuildings/fences)
Applicant Name and Address	
Title	Mr
First name	ROBERT MICHAEL
Last name	MANGHAM
Company	
Property name/number	The Red House
Address line 1	The Red House
Address line 2	High Town Green
Town/Village	Buty St Edmunds
County	Suffolk
Country	United Kingdom
Postcode	IP30 0SX
Is an agent being used	No
Do you believe you are exempt from the application fee?	No, standard fees will apply
Site Address Details	
Property name/number	The Red House
Address line 1	The Red House
Address line 2	High Town Green
Town/Village	Buty St Edmunds
County	Suffolk
Postcode	IP30 0SX
Site easting	
Site northing	

Location description	
Pre-application Advice	
Has assistance or prior advice been sought from the local authority about this application?	Yes
Officer name	Helen Noble
Pre-application reference	DC/22/02491
Date	24/06/2022
	<p>Advice:</p> <p>Principle of Development</p> <p>The proposed detached cart lodge exceeds the limits allowed within the Town and Country Planning General Permitted Development (England) Order 2015 and therefore planning permission for the works set out within this enquiry will require an application to be made to the Local Planning Authority.</p> <p>As a householder application for the erection of a detached cartlodge within the residential curtilage of The Red House, the application is assessed under Local Plan policies GP1, H16, H17, T9, CL8, Core Strategy Policy CS5 and the NPPF. Key considerations will be the design of the proposed incidental buildings, their impact on the heritage asset Corner Farm, amenity of The Red House and the impact on the residential amenity of neighbouring residential properties. The policies seek to protect residential amenity and ensure the environment is maintained and enhanced with consideration to the existing landscape and design of the local area. Subject to compliance with the details of these policies the proposal is considered acceptable in principle. It is the sort of incidental building which is to be expected supporting a residential dwelling.</p> <p>Design</p> <p>The site is set back from the crossroads within the hamlet High Town Green, with mature trees</p>

and dense vegetation lining each arm of the junction. The plan provided with the pre-application proposes an approximate location for the detached cartlodge; to be as close to the boundary corner adjacent to the crossroad. Photographs supplied by the applicant (shown above) indicate the preferred design and approximate scale of the proposed two storey, four bay cartlodge with office above. Each bay would measure 3.6m wide by 6m deep, with velux style rooflights in the roofslope.

The proposed cartlodge footprint is large but proportionate to the size of the plot and therefore is not considered to represent overdevelopment. No details of the ridge height have been supplied, but to enable compliance with building control standards for headheight, it is expected the overall height of a two storey cartlodge would exceed that which would be supported. A single storey height would be preferred, with storage area above the parking bays, in order that the outbuilding can be subservient to the main dwelling and the heritage asset opposite, Corner Farm, reducing the impact of development on its surroundings and street scene. The cartlodge within the curtilage of Corner Farm has windows in the gable ends, and a similar design at The Red House would be acceptable, however, velux rooflights within the roofslope are considered too modern and undesirable within this setting. If the office space is still required, an alternative design would be to enclose one of the parking bays or have a lean to office on the side/back of the cartlodge.

The provided photographs propose a timber framed design with timber weatherboard walls and tiled roof. At this stage, our Heritage officer's views have not been sought, and any future application would be subject to their approval. However, it is considered the outline design proposed would be in keeping with the character and appearance of the dwelling itself and the existing buildings already on site. Future choice of detailed design and exterior materials for this proposal should be traditional

and similar in appearance to the timber cartlodge within the curtilage of Corner Farm. It is important the finishing materials are considered in character and appearance of the local area, the colour reflects the local colour palette and respects a traditional Suffolk appearance, whilst reducing the building's possible impact on the heritage setting. To enable a smooth application process and aid the Heritage Team in their assessment, any future application should include manufacturer's literature for finishing materials, specifying the preferred colour.

The proposed siting of the garage is very close to the boundary and may be considered dominant within the street scene. A location set far enough away from the boundary to enable the retention of existing boundary trees and vegetation to surround the cartlodge, without damage to tree root systems, would be preferred, thus enabling the development to blend better within its green setting and retain the mature boundary landscaping buffer between the site and the highways.

In respect of the aforementioned assumptions, the proposed garage is deemed acceptable in its detailed design, materials and scale, is unlikely to give rise to any demonstrable adverse impact on the character of the locality and existing dwelling, is not considered to represent overdevelopment and in principle does not harm local distinctiveness, subject to agreement with our Heritage Officer.

The Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight". (*Bath

Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303)

Pre-application advice from the Heritage Team has not been sought. The site is within 25m of a heritage asset and therefore the proposal would result in an affect on the setting and significance of this listed building through the introduction of built form in this location. The extent of the affect is unclear at this stage, without the assessment of the Council's specialist heritage advisors. It is the informal view of Planning Officers, on the basis of the design details provided, and proposed external materials and finishes, that the proposal would not likely result in significant harm to the setting and significance of the heritage asset.

Ultimately the Council's assessment with regards the proposal's impact on the setting and significance of the heritage asset would be based on the assessment of its Heritage Officers, should a formal planning application be submitted. Should any harm to the heritage assets be identified, the level of harm would be required to be outweighed by the public benefits of the proposal, as per the requirements of NPPF Paragraph 202.

The Natural Environment

During the meeting, the applicant advised as part of the proposed works, an existing, old, garage will be demolished. Officers also note there are three, well established, ponds within 25m of the site, one being sited along the southern site boundary. Thus, the proposed works has the potential to impact Protected and Priority Species and Habitats, and therefore a Preliminary Ecological Appraisal (PEA) to confirm the presence or absence of bats, great crested newts and bird habitats within the ponds/garage should be submitted with any future application. Should any be identified, further surveys would be required prior to determination of an application. Place Services Ecology would be consulted with any future application and should an objection be

raised this may be sufficient to warrant refusal of the application.

Highways, Access and Parking

The proposed development is not considered to affect on-site turning and parking provision within the existing site and would provide additional covered parking spaces available for use on the property.

The proposed location of the building is also not considered to significantly impact existing highway visibility at existing accesses of the adjacent road junction.

No objection is, therefore, raised in relation to issues of highway safety and parking, on the basis of the information provided.

Landscaping

There is dense vegetation and mature trees along the boundaries of the site, including along the easterly boundary adjacent to the highway and between the site and Corner Farm. Loss of site boundary landscaping should be avoided in order to maintain the existing appearance of the boundary and ensure the proposal assimilates into the surrounding, responding to the character and biodiversity of the site, whilst maintaining the relationship between The Red House and Corner Farm. Location details of the existing trees (including canopy spread) and landscaping, tree retention and tree loss should be indicated on any future planning application.

Residential Amenity, Safe and Secure Communities

Policies within the adopted development plan require, amongst other things, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. In regard

to the adopted development plan and Paragraph 130 of the NPPF, it is crucial that development does not detrimentally affect residential amenity of the occupiers of neighbouring properties, in order to achieve and maintain well-designed places. Furthermore, the proposal must also ensure; it would not affect the character and amenity of the area by means of appearance, traffic generation and safety; protects open spaces which contribute to the character of an area and which are important for recreation or amenity purposes; and does not reduce the amenity and privacy of adjacent dwellings or erodes the character of the surrounding area.

With regards to the plans proposed and distance afforded to the neighbouring properties, there is no major concern to overlooking or loss of privacy to neighbouring dwellings as such, subject to a reduced single storey height of the proposed cartlodge.

The siting of the proposal and distance afforded to the neighbouring properties, mean it would be unlikely to result in any significant loss of visual amenity of the neighbouring dwelling, subject to mature boundary trees and vegetation being preserved, thus retaining the landscape character of the plot. The proposal would therefore be unlikely to raise significant concerns regarding the loss of neighbouring residential amenity significant enough to warrant refusal.

Future applications should clarify the intentional use of the building in order to

assess the noise impact on the neighbouring properties.
Erection of 4 bay cart lodge for vehicles and machinery with storage above

Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Reference number

DC/22/05754

Date of decision

05/04/2023

Please state the condition number(s) to which the application relates

Condition Number

3

Has the development already started?

Yes

If Yes, please state when the development started	04/09/2023
Has the development been completed?	No
If Yes, please state when the development was completed	

Discharge Of Condition

PLEASE NOTE: Despite numerous attempts it seems beyond my IT skills to put into this form more than one condition on the previous page. Please find below then conditions 3, 4, 5 and 6.

Condition No. 3: Eco Appraisal Recommendations

RECOMMENDATIONS from Preliminary Ecological Appraisal (Adonis Ecology Ltd., July 2022)

5.1 Further Surveys Other surveys before works
 5.1.1 No surveys for any protected or Section 41 species or habitats were considered necessary as the precautionary measures outlined below were considered sufficient to prevent significant risk of impact to all other protected and/or Section 41 species from the proposed development of the site. PEA of The Red House, Rattlesden Adonis Ecology Ltd. 25 31 August 2022 Validity of PEA

N/A

5.1.2 If site works do not commence for more than 18 months from the date of the survey undertaken for this report, the ecology of the site should be re-assessed as the ecological situation may have changed in the intervening time.

N/A

5.2 Impact Avoidance Measures
 5.2.1 It is recommended that, if the Local Planning Authority are minded to grant planning consent, the impact avoidance measures described below should be conditioned.

Foraging bats 5.2.2 In order to reduce the risk of indirect disturbance to bats that may on occasion forage and/or commute through the site, both during and post-development, sensitive lighting of the site should be used and the guidelines below should be followed: • minimise lighting on site so far as possible; • use hoods or directional lighting to avoid light directed at surrounding trees or the sky; • have external lighting on as short a timer as possible so that lights are turned off when not in use.

N/A - No lighting required

5.2.3 Further, it is recommended that where possible, warm spectrum LED lights (ideally less than 2700K) are used, as LED bulbs produce the least amount of UV light possible. Lighting should also feature peak wavelengths higher than 550nm to avoid the light components that are most disturbing to bats. The brightness of the lamps should also be kept as low as feasibly possible, with significant impacts shown on bats at 3.6 lux, with bats shown to peak in foraging levels at 0.45 lux. Lighting should also be kept at as low a height level as possible, using low level bollards or down lights where possible. Lighting which emit an ultraviolet component or that have a blue spectral content have high attraction effects on insects and should be avoided (ILP, 2018).

N/A - No lighting required

5.2.4 It is also recommended that the development works should not take place between sunset and sunrise between April and September (the main season of bat activity), and any security or spot lighting required should be kept to a minimum, and where possible be placed on a short timer to reduce the extent of lighting on site during development. Nesting birds, great crested newts and reptiles

N/A - outside of working hours and no lighting required

5.2.5 The following measures should be undertaken to prevent harm to nesting birds and reptiles: • Shrubs to be removed for development should be cut down to near ground level outside nesting bird season (nesting bird season being March to August inclusive) or otherwise checked for signs of nesting birds before clearance. •

Measure fully complied with.

The birch log pile and stack of railway sleepers to the north of the site as indicated on Figure 1 Appendix 1 should be moved by hand to other piles in PEA of The Red House, Rattlesden Adonis Ecology Ltd. 26 31 August 2022 the garden under supervision of an ecologist with a great crested newt survey licence. • Current areas of grassland should be kept short to avoid attracting reptiles into harm's way.

Birch log and railway sleepers moved by hand with suitably qualified ecologist present (from Abrehart Ecology, Feb 2023)

5.3 General Precautions

5.3.1 To prevent risk of harm to badgers and any other small animals that may occasionally be present on the site, the following general precautions should be undertaken:

- any trenches or holes which will be left overnight should either be fully covered, or have a wooden plank placed in them in such a way that any wildlife that falls in can climb out safely. Alternatively, one end of the trench should be sloped or stepped to allow animals to climb out;

Measure fully complied with

- materials brought to the site for the construction works should be kept off the ground on pallets, so as to prevent small animals seeking refuge within them and coming into harm's way;

Measure fully complied with

- rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge, and thus coming into harm's way.

Measure fully complied with

5.4 Enhancement Recommendations –Net Biodiversity Gain

5.4.1 The following are recommendations for how the developer may achieve the NPPF requirement to incorporate opportunities to improve biodiversity in and around the proposed development. These are not considered to be necessary for mitigation or compensation of impacts on protected species or sites, but are necessary to achieve a net biodiversity gain.

Planting 5.4.2 It is recommended that any areas of lawn planted use a flowering lawn mix and that management allows flowering of the lawn in spring/early summer as appropriate for the mix. The lawn should target as a minimum the 6.5 species per m² and 40% wildflower cover observed during the UK Hab survey.

N/A - no new lawn envisaged

Bat and bird boxes

5.4.3 A minimum of one bat box, either a Schwegeler flat bat box 1FF or other type as approved in writing by an ecologist to be suitable for crevice dwelling bats such as the pipistrelle, is to be installed on the external wall of the cart lodge at least 4m above ground close to the eaves and in a location where the entrance and surroundings of the box are not illuminated.

Included as a measure to be undertaken in Bio Enhancement Strategy below.

Also, a minimum of one bird box, either a Woodstone Barcelona open nest box from

Please provide a full description and/or list of the materials/details that are being submitted for approval

Vivara or other type as approved in writing by an ecologist to be suitable for robins *Erithacus rubecula* and wrens *Troglodytes troglodytes* is to be positioned in a sheltered alcove on the within dense shrubs and trees

Included as a measure to be undertaken in Bio Enhancement Strategy below.

Condition No. 4: Wildlife sensitive lighting

N/A - No external lighting envisaged on the development.

Condition No. 5: Biodiversity Enhancement Strategy

Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;

To enhance opportunities for biodiversity on the approved cart lodge site, and on an adjacent plot that can now be brought back into being a green space (currently a gravel driveway).

b) detailed designs or product descriptions to achieve stated objectives;

The cart lodge structure itself will include bird nesting/bat boxes (approved by and sourced from National Trust) to mitigate the impact of loss of habitat when site vegetation was originally removed;

Adjacent to the cart lodge hedging shrubs (such as dogwood and field maple, and other

plants will be grown along the rear length of the structure and along the 2 sides. This will provide opportunities for bird nesting and biodiversity including supporting butterfly/moth populations including Red Admirals;

An adjacent area of approximately 80 m² - currently used for car parking and covered in gravel, will be reclaimed and planted with a diverse range of shrubs which is envisaged to encourage associated wildlife back onto the plot in question;

A currently standing single garage might possibly be demolished after the cart lodge comes into practical use and, if so, this would provide a further opportunity to return the site (approximately 30 m²) to green space. Should a decision be made not to demolish the garage the structure will be repaired and include additional nesting boxes for birds including wrens;

c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;

Cart lodge bird nesting/bat boxes (at least 1 of each) will be located 4 metres from the ground with at least 1 placed along the N length at the back of the structure, and 1 on the side wall facing E or W. The height and location are envisaged to protect the birds/bats from opportunist predators and the small size of the box entrance a protection from grey squirrels; the boxes will be approved/sourced National Trust designs;

Hedging shrubs and other planted vegetation will stretch along the 14.4 m rear (N) of the cart lodge to compliment a number of native species that can be preserved during the construction phase. Vegetation along the 2 ends will be E and W facing stretching for 6 metres at each end;

The 80m² (approx) reclaimed area is sited 25 metres from the approved cart lodge and is adjacent to an established plot already rich in biodiversity.

The existing single garage that may or may not

be demolished is located next to the area 80m² area for reclamation and is oriented N-S. Two bird/bat boxes (in addition to the number required in the eco survey) will be installed at a height of approximately 4 metres;

d) persons responsible for implementing the enhancement measures;

The Householder (applicant) is responsible for the implementation and enhancement measures listed.

e) details of initial aftercare and long-term maintenance (where relevant).

Nesting and bat boxes will be maintained, changed and possibly moved to other locations based on results, as and when necessary by the householder.

Condition No. 6: Flood resilience measures

UNDA Consulting Ltd Nov 2022

To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures:

These measures can include the following:

- Solid concrete ground floor, with waterproof membrane;

Included in design

- Waterproof screed used on floors;

Included in design

- Waterproof ground floor internal render;

N/A - cart lodge/non-residential

- External walls rendered resistant to flooding to at least 0.60m above finished floor level;

N/A - cart lodge/non-residential

- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;

Included in design

- Electrical circuitry and sockets situated 0.60m above finished floor level;

Included in design

- Electrical incomer and meter situated 0.60m above finished floor level;

Included in design

- Boilers, control and water storage / immersion installed 0.60m above finished floor level;

N/A - cart lodge non residential

- Gas meter installed 0.60m above finished floor level; • Plumbing insulation of closed-cell design;

N/A - cart lodge non residential

- Non-return valves fitted to all drain and sewer outlets;

N/A - cart lodge non residential

- Manhole covers secured;

N/A - cart lodge non residential

- Anti-syphon fitted to all toilets;

N/A - cart lodge non residential

- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided below 0.60m above finished floor level.

N/A - cart lodge non residential

- Install demountable flood defence barriers to defend ground level doorways and low windows up to 0.60m above finished floor level

Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

N/A - cart lodge non residential

If Yes, please indicate which part of the condition your application relates to

END OF TEXT

Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed Applicant

robert mangham

Or signed - Agent

Date

10/10/2023

Applicant Contact Details

Telephone number

Extension number

Mobile telephone number

Fax number

Email address

Agent Contact Details

Telephone number

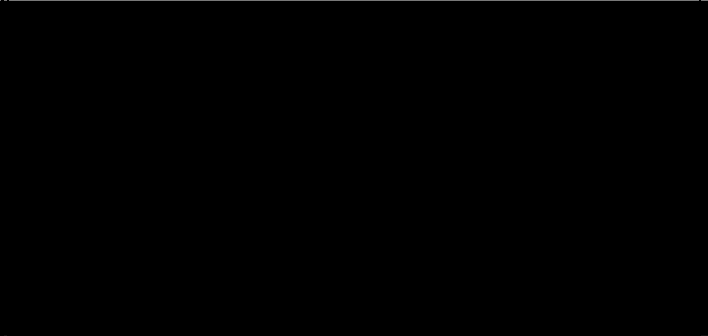
Extension number

Mobile telephone number

Fax number

Email address

Site Visit

Can the site be seen from a public road. public footpath, bridleway or other public land?	Yes
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?	Applicant
Contact name	
Telephone number	
Email address	
Payment	
Are you the applicant or are you an agent working on behalf of the applicant?	
Who will pay for this application?	
Email address (this is the address the payment receipt will be sent to)	
Payment Total	
Payment Receipt Number	
Date & Time	