

Planning Statement

Planning Application for the Conversion of a Building to a Single Dwelling

Stanley Lodge Pakenham

November 2023



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Planning Statement

Planning Application for the Conversion of a Building to a Single Dwelling

Stanley Lodge Pakenham

Client: Mr Anthony Edgar

Content Amendment Record

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1.0 Introduction and Summary

- 1.1 This planning application proposes the change of use of an existing building known as Stanley Lodge to a single dwelling. The Stanley Lodge is located in a residential plot in Fen Road in Pakenham. The building will provide a single storey one bed home. It was originally built using permitted development rights as an outbuilding for a neighbouring house known as Newbury. It has since been lived in by the applicant.
- 1.2 The application site is within an established residential cluster and is well contained within the landscape by houses and boundary hedges. The use of the building as a dwelling is the subject of enforcement action and this application has been submitted to propose an alternative way forward to avoid the need for enforcement action to continue.
- 1.3 The wider site has an extant outline planning permission reference DC/20/1145/OUT. This allows the construction of a single dwelling. It is proposed that Stanley Lodge will continue to be used as a dwelling, and that the outline planning permission for the single dwelling on the frontage will be given up. The effect of this would be that the site would continue to contain one dwelling. It is hoped this can be agreed with the planning authority so that enforcement action can be discontinued. A legal agreement will be provided by the applicant to put this into effect.
- 1.4 This proposal would have no harmful impacts on the surrounding area. Stanley Lodge has an existing vehicular access. It has planning approval for a double garage which is under construction which can provide parking for two cars. The building would appear as a small bungalow in an established residential cluster. There would be no highways, visual amenity, or residential amenity impact. No physical work will be required to bring the change of use into effect.

2.0 Site Location and Description

- 2.1 The application site is within the village of Pakenham. The main area of the village is to the south. The application site is centrally located within a cluster of approximately 25 homes. The cluster is largely made of modern homes with a few older properties. There is no estate development in the cluster with individually designed homes often in spacious plots. There is therefore no regular pattern of development.
- 2.2 The application site is an area of residential land. It was formerly part of the garden of the house known as Newbury which is to the south of the site on the road frontage. The site has a vehicular access directly north of Newbury which leads to Stanley Lodge and to a garage which is under construction. The site has road frontage to Fen Road. The northern, southern, and western boundaries are predominately marked with mature hedges.
- 2.3 The site contains Stanley Lodge which is a single storey home with a pitched roof. It is constructed of brick and tile. A double garage is being constructed to the south of the site.
- 2.4 There are no listed buildings near to the application site. The site is in the Environment Agency Flood Zone 1 so is suitable for residential use.

3.0 Description of The Development

- 3.1 The proposal is for the change of use of Stanley Lodge which is identified on the Location and Site Plan. It is a one bedroom property constructed of brick and tile. The lodge is being used as a single dwelling. The proposal is that buildings use will be changed to a house.
- 3.2 The use of the Lodge is subject to an enforcement appeal reference: APP/F3545/C/22/3305706. This requires the use of the house to cease.
- 3.3 There is an extant outline planning consent for one dwelling on the front of the site. This has the planning reference DC/20/1145/OUT. The permission is for one dwelling, garage and vehicular access and was approved on the 7th October 2021.
- 3.4 It is proposed that the outline planning consent on the site is surrendered to allow Stanley Lodge to be granted planning approval for use as a dwelling. The applicant will support this application with a legal agreement once the proposal has been discussed with planning officers.

4.0 Planning Policy

- 4.1 The principle relevant planning policies have been assessed. The site is outside of the settlement boundary for Pakenham as defined in the Local Plan. The key planning policy document is the Forest Heath and St Edmundsbury Joint Development Management Policies Document, February 2015
- 4.2 Policy DM27 deals with Housing in the Countryside. This policy underpinned the approval of the outline application on the road frontage of the plot.
- 4.3 The policy allows new dwellings in a closely knit cluster of 10 or more fronting the highway. From the earlier outline application, it is common ground that the application site is within a cluster of 10 dwellings fronting the highway.
- 4.4 The policy also requires that: ‘the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.’
- 4.5 The use of Stanley Lodge as a dwelling meets the requirement to develop one dwelling or a pair of semi-detached dwellings. The development will not be out of character with the scale and character of the area. The cluster is made up of individually designed dwellings in plots of various sizes. The use of the building as a dwelling will therefore not be out of character with this the area. The plot has frontage with Fen Road and therefore meets the requirement to be part of a continuous built-up frontage.
- 4.6 The policy states that: ‘permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.’ The officer report into the recent outline planning application concluded that the site: ‘comprises an open grassed area with some storage containers and miscellaneous domestic items currently sited towards the front of the plot. The site is not considered to make a significant contribution to the character or appearance of the settlement such that its development should otherwise be resisted.’
- 4.6 It is therefore concluded that the proposal is supported by policy DM27.
- 4.7 The site has an existing vehicular access. Fen Road is a rural road which is relatively lightly trafficked. Data from the Crashmap website shows that there have been no

accidents near to the access to the highway for the period for when data is available between 1999 and 2022. There were no highways objections to the recent outline planning application and so there are no highways grounds to object to the proposal. The dwelling can be provided with electric vehicle charging infrastructure and cycle storage.

- 4.8 Policy DM2 deals with design and amenity issues. There will be no harmful impact on residential amenity. The building is a modest single storey structure located away from the plot boundaries. There will be no harm caused by overlooking or disturbance. Stanley Lodge is an existing building. It is constructed from high quality bricks and tiles and is unobtrusive in the street scene. The proposal therefore complies with policy DM2.
- 4.9 As the proposal relates to an existing building on a long standing residential there are no issues of ecology or ground contamination to assess.

5.0 Conclusion

- 5.1 This proposal seeks consent for the use of Stanley Cottage as a single dwelling. The building is subject to enforcement action requiring its use as a home to cease. It is proposed that the extant outline planning approval on the frontage of the site would be replaced with the residential use of Stanley Lodge so that the enforcement action could cease.
- 5.2 The proposal would leave the site with one house which is the Council's current preferred position. This proposal is supported by planning policy DM27 which allows single homes in clusters. The proposal will be in character with the area which is a large cluster of individually designed homes. The vehicular access has been considered acceptable in recent planning applications. There are no constraints resulting from ecology or contamination. The building is unobtrusive and is constructed from high quality bricks and tiles so will not harm the character of the area. There will be no harm caused to the amenity of neighbours from the modest home which is located away from site boundaries.
- 5.3 The applicant will submit a legal agreement to prevent the development of the extant outline permission.
- 5.4 It is considered that the proposal complies with local planning policy and it is hoped that the applicant can engage with Council officers and the Parish Council to take forward this proposal.