

PLANNING STATEMENT

Site Location: Pastures New, Walsham Road, Wattisfield, Diss, IP22 1PB

Planning Description: (i) Construction of a single storey rear extension, and (ii) enlargement of existing opening (east elevation) to accommodate new window. (iii) Installation of 2No. rooflights to front (west) elevation and (iv) construction of single storey front porch.

Date: December 2023



A relevant planning history of the applicant site is outlined below:

Application No: 1692/12

Proposal: *Full Planning Application* - Continued use of land as a gypsy caravan site including the retention of the siting of 2 No. mobile homes and 3 touring caravans and the amenity block and shed. Retention of road planing surface, close boarded fencing and gate (temporary period of 4 years). Proposed stable block. GRANTED

Application No: 0443/17

Proposal: *Full Planning Application* - Renewal of existing temporary planning permission for the permanent use of land as a gypsy caravan site including the siting of 2 No. mobile homes and 3 touring caravans, amenity block and shed. GRANTED

Application No: DC/19/01532

Proposal: *Full Planning Application* - Erection of 1 no. dwelling, annex and detached double garage (following removal of 2no. static caravans and outbuilding). GRANTED

Application No: DC/19/05932

Proposal: *Application for removal or variation of a condition* - Following grant of planning permission DC/19/01532 dated 06/06/2019 (Erection of 1No dwelling, annex and detached double garage (following removal of 2No static caravans and outbuilding) - To vary Condition 2 (Approved Plans and Documents). REFUSAL

Site Description

The application site is located approximately 500m to the south of Wattisfield Village and outside the defined settlement boundary. The dwelling forms part of a cluster of properties extending along The Street in a typical rural pattern. Open countryside and arable fields are to the north and east of the applicant site with older rural dwellings to the south.

The applicant site is a large rural plot, laid mostly to lawns. The dwelling, built in 2022, comprises of a single storey 4 bedroom bungalow in linked annexe and detached double garage constructed from buff brickwork under a slate roof.

Proposal

The applicants, Mr & Mrs Edgar, have an adult daughter, Amy Edgar, with specialist care needs. The recent purchase of Pastures New is intended to improve their home care facilities and allow the family to live in modern, open plan property better suited to their requirements.

The 2019 planning approval (DC/19/01532) indicates a lounge room to the southern end of the house, this space has been converted into Amy's bedroom/care space. The proposed rear extension seeks to enlarge this room adding a washing/WC area close to the bedroom along with space to accommodate medical equipment and medicine which is purchased in 6-12 months in advance.

The design for the existing property was approved with 2 front doors accessing the main dwelling and annexe. This arrangement isn't ideal for wheelchair accessibility and doesn't provide a warm, dry lobby space before entering the main living room. The proposed front porch extension seeks to address the above and offers the opportunity to improve thresholds provide flush access for Amy's wheelchair.

Key relevant planning policy to be considered:

- Policy H15 Development to Reflect Local Characteristics
- Policy H16 Protecting Existing Residential Amenity
- Policy H18 Extensions to Existing Buildings

The issues to be considered in the determination of the application are:

- Principle of Development.
- Design and form.
- Impact on neighbouring amenity.
- Impact on the character / appearance of the area.
 - o Policies H15 & H18 state that planning permission for extensions to existing dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in over- development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties. Pastures New benefits from a generous garden which can accommodate the scale of extension proposed without over-developing the site.
 - o Policy H16 seeks to ensure that proposed extensions to dwellings respect the character, scale and design of the host dwelling and the surrounding area. The proposed development will be respectful of the host dwelling, matching the material palette of the development and therefore not impacting on the character of the dwelling or setting.
 - o Policy H16 states that development should not adversely affect the residential amenity of occupant or nearby properties. The proposed additions are single storey and but virtue of their location do not overlook neighbouring land and have no impact on amenity.

Conclusion:

The principle of development has been established by the LPA for adding rear extensions to properties in the immediate area. Therefore, the detail of the development should be considered acceptable if the case officer agrees the relevant policies outlined above are complied with. We welcome the opportunity to discuss this application with the LPA should any queries arise and how compliance with relevant development plan policies and the National Planning Policy Framework can be achieved.