

PLANNING STATEMENT

PROPOSED TWO STOREY EXTENSION AT THE OLD HERB GARDEN, FRESSINGFIELD ROAD, STRADBROKE, SUFFOLK, IP21 5NJ

1.0 INTRODUCTION

1.1 Pre Application advice was received on 17th February 2023 (DC/23/00251)

1.2 This application seeks Householder Planning Approval for the demolition of an existing outbuilding (The Goat Sheds) to accommodate a Two Storey extension for domestic use.

2.0 SITE DESCRIPTION

2.1 The existing dwelling is situated in the countryside on Fressingfield Road a couple of miles to the East of Stradbroke.



(Fig i) Aerial View of The Old Herb Garden - Taken from Google Maps

2.2 The Old Herb Garden is a two-storey detached dwelling situated on a large plot. The site is accessed from the highway to the west of the site. The nearest neighbouring property is Red House Farm to the west. There is also a working farm to the west. The land to the north is currently used as private equine grazing and is in the applicants ownership. The site is not within any landscape or heritage designations, nor is it at risk of flooding.

2.3 The former single storey Goat sheds located at the property are currently used for limited storage and comprise of concrete foundations with block and timber walling overlaid with corrugated sheet material and have no special historical attributes. The buildings are around 13m X 6m and comprise of a main pitched roof building with lean to side building and lay around one third into the total surrounding curtilage of approximately 3.5 acres of grass paddocks which is bounded by an existing proper native "Suffolk" hedge interspersed with trees common to the surrounding area.



(Fig ii) View Looking West of The Goat Sheds



(Fig iii) View Looking West between Host Dwelling & The Goat Sheds

3.0 PROPOSED DEVELOPMENT

3.1 The extension, which is proposed to replace the existing Goat Shed, is intended to appear as a typical converted "Suffolk" barn with a lean to cart shed to the North.

The Two Storey Section will be clad with feather edged boarding over a red brick plinth with corrugated sheet roof and will incorporate three bedrooms at first floor level, with open plan living/ dining ground floor with the lean to section becoming utility and kitchen area. The conversion will be proportioned to suit modern family living with up to date insulation and will have minimal visual impact on the immediate neighbours.

The eaves height will be lower than that of the main house with the first floor having 6ft internal eaves and partial vaulted ceiling with north facing sloped dormers providing light to the bedrooms, a roof light over the ensuite will be employed to supplement natural light.

The lean to will be very airy and bright with high vaulted lean to ceiling with roof lights, exposed trusses with glazed windows and doors to the north elevation. Additional headroom is created in this zone of the proposed dwelling by incorporating two steps down from the main open plan living and dining area.

3.2 Amalgamating the Principal Dwelling and the proposed Two Storey Section is a single storey flat roofed link building which will enclose an entrance hall, utility room & snug. This is a space which can be shared by the whole family and their growing needs for additional living space. The overall scheme is presented as a proposal for multi-generational living.

3.3 The Existing & Proposed Elevations are shown on drawing numbers AC-0067-004 & AC-0067-005. The proposal seeks to gain permission for a two storied dual pitched roofed barn extension with a lean-to cart shed to the North on the North Projection of the Principal Dwelling. The proposal also seeks permission for a single storied brick link building connecting the Barn Extension and Existing Dwelling. The location of the proposed extension affords views over the generous garden to the East and a Paddock to the North.

The proposed single storey brick link building will incorporate Clerestory Windows to the West elevation and form the primary entrance the existing dwelling.

The South Elevation of the proposed two storey extension section will be finished in brick creating an open courtyard which will be planted with climbers and create a shared external space to be enjoyed by the growing family.

The proposed 'Two Storey Section' to the West, North & East will be clad in feather edged horizontal boarding over a brick plinth. Timber casement windows make clean punctuation's in the elevations.

The steeply pitched roof and cart shed lean-to are proposed to be clad in Corrugated Tin with Lindab, or similar, galvanised gutters and rain water pipes. The overall aesthetic of the Barn Extension is intended to be agricultural and functional.

3.5 Landscaping will be in keeping with its surroundings and provide ample parking and garden amenity for the Proposed Extension. The conversion will be accessed by current drive ways into the property and will be adjusted to suit requirements. An EV Charging Point will be integrated into the development. Additional Sewage provisions will be made via the installation of a new treatment plant to increase further capacity, the buildings have the benefit of their own water and electricity supply.

4.0 Planning History

4.1 Planning permission (0331/96) for the Erection of one two storey dwelling with attached garage for an agricultural worker was granted in 1996.

4.2 Planning Permission (0082/92/) for stationing of a residential mobile home for an agricultural worker with new vehicular access and provision for septic tank drainage was granted in 1992.

4.3 Planning Permission (1046/91/) for stationing of a residential mobile home for an agricultural worker with new provision for septic tank drainage was granted in 1992.

4.4 Planning Permission (0649/92/) for stationing of a residential mobile home for an agricultural worker with new provision for septic tank drainage was granted in 1993

5.0 PLANNING POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 In this case, the development plan comprises the Mid Suffolk Local Plan 1998, Core Strategy 2008 and Focused Review 2014. Policy CS1 sets out the settlement hierarchy of the District and seeks to direct countryside for planning purposes. CS2 restricts development in the countryside to defined categories which do not include market housing. Similarly, H7 of the Local Plan &(1998) seeks to prevent housing development outside settlements unless it is related to the needs of the countryside. GP1 requires that development should maintain or enhance the character and appearance of the surroundings and CS5 seeks to protect the landscape qualities of the area.

5.3 The NPPF is a significant material consideration.

- Presumption in favour of sustainable development –paragraph 11. Sustainable development includes economic, social and environmental objectives.
- Decision-making –chapter 4. Decisions to be made in accordance with the development plan unless material considerations indicate otherwise and the weight to be applied to emerging policies is set out.

- Promoting healthy and safe communities -chapter 8. Policies seek to provide healthy, inclusive and safe places.
- Promoting sustainable transport –chapter 9. Planning decisions should enable sustainable transport use and promote opportunities for walking, cycling and use of public transport.
- Achieving well designed places -chapter 12. High quality design that functions well is required.
- Meeting the challenge of climate change, flooding and coastal change –chapter 14. Movement towards a low carbon future is encouraged.
- Conserving and enhancing the natural environment –chapter 15. Planning decisions should contribute to and enhance the natural environment.

5.4 Relevant Policies include:

- NPPF - National Planning Policy Framework
- CS05 - Mid Suffolk's Environment
- FC01 - Presumption In Favour Of Sustainable Development
- FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
- GP01 - Design and layout of development
- H15 - Development to reflect local characteristics
- H16 - Protecting existing residential amenity
- H17 - Keeping residential development away from pollution
- H18 - Extensions to existing dwellings
- CL08 - Protecting wildlife habitats
- T09 - Parking Standards
- T10 - Highway Considerations in Development
- Stradbroke Neighbourhood Plan

6.0 PLANNING ANALYSIS

6.1 PRINCIPLE OF DEVELOPMENT. The principle of the proposal for a two storey extension to The Herb Garden through Pre Application Advice (DC/23/00251), the planning officer concluded:

Based on the sketches provided, the proposed development is highly unlikely to comply with the GPDO, and therefore it would require the submission of a planning application.

The principle of an extension to the host dwelling is acceptable, in accordance with the provisions of Local Plan Policy H18. The scale and detailed design of the extension should be reviewed.

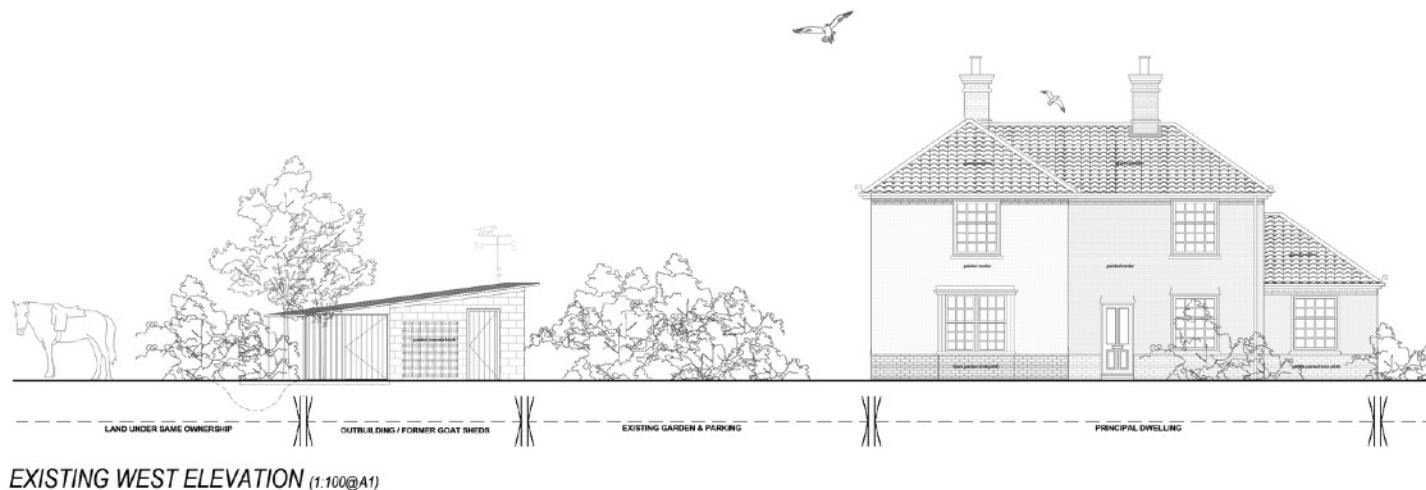
Matters of design, ecology, highways, and residential amenity are as above and represent a risk to the acceptability of any future scheme.

Any future application would be subject to a site visit as part of the formal application process where material considerations would be assessed in full.

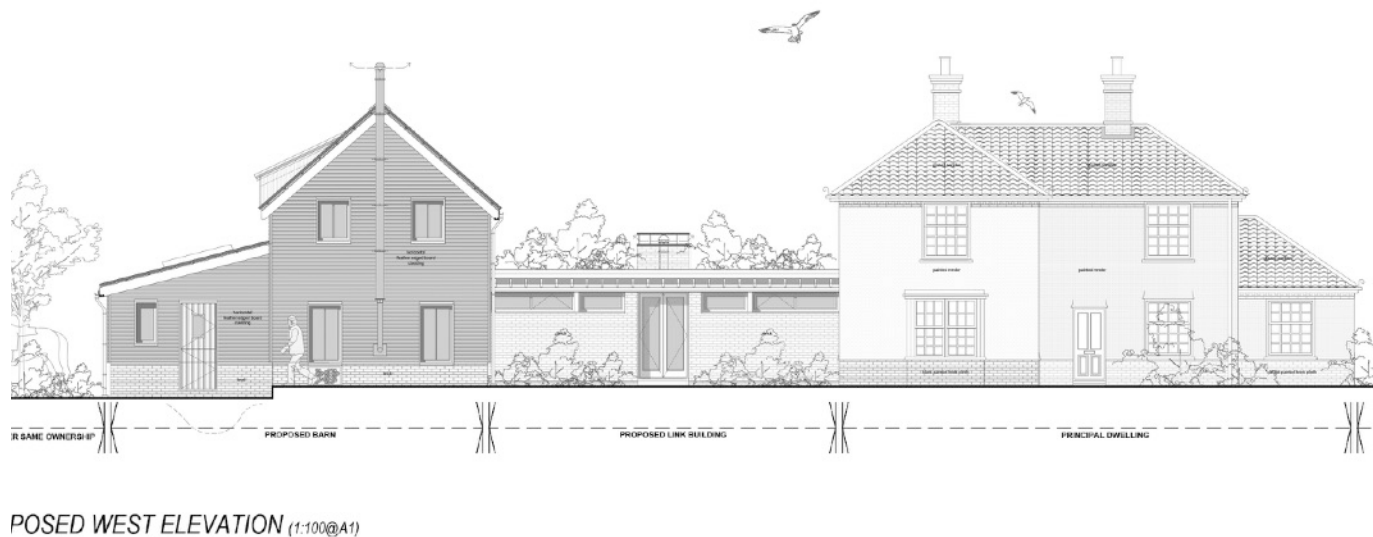
On the basis of the above considerations and conclusions, should you wish to proceed with an application a householder planning application would be required. (Senior Planning Officer - Averil Goudy - 17.02.2023)

6.2 DESIGN AND LAYOUT. The proposed extension to the Principal Dwelling is intended to provide domestic accommodation to match the resident family's growing needs for multi generational living. The Two Storey extension itself would be of traditional design and appearance, having a rectilinear form with projecting gable and using a vernacular material palette. It would be of similar height to the Principal Dwelling. It would be in keeping with the area.

6.3 The former single storey Goat sheds located at the property are currently used for limited storage and comprise of concrete foundations with block and timber framing overlaid with corrugated sheet material and have no special historical attributes. The proposal seeks permission to demolish the existing outbuilding to accommodate the two storey extension. Amalgamating the Principal Dwelling and the proposed Two Storey Section is a single storey flat roofed link building which will enclose an entrance hall, utility room & snug. This is a space which can be shared by the whole family and their growing needs for additional living space. The overall scheme is presented as a proposal for multi-generational living.



(Fig iv) Existing West Elevation showing relationship between Goat Sheds & Host Dwelling



(fig v) Proposed West Elevation showing relationship between Proposed Extension and Host Dwelling

6.4 The proposed development is proportionate to the overall curtilage of the Principle Dwelling. The proposal is therefore in compliance with GP1 of the adopted Local Plan, CS5 of the adopted Core Strategy, and draft JLP policies SP03, SP09, LP02, LP23 and LP24.

6.5 RESIDENTIAL AMENITY. The nearest neighbouring property is Red House Farm to the west. There is also a working farm to the west. Owing to the distances involved and relationship between existing and proposed dwellings, including those to the south, the proposed dwelling would not adversely affect residential amenity of neighbours.

6.6 ECOLOGY. The accompanying Preliminary Ecological Assessment and Biodiversity Enhancement and Reasonable Avoidance Measures Statement demonstrate how protected species would be protected and wildlife habitats would be enhanced. The recommendations in the reports would be followed.

6.7 HIGHWAYS. Being for only 1 house, and within the 60mph speed limit, splays of 2.4m x 215m to the North can be achieved whilst to the South, due to a sharp bend in the road, only 2.4m x 136m is possible. Actual speeds are assumed to be much lower than 60mph owing to narrowness of the road. Specification reflects Suffolk Design Streets Guide 2022 (Suffolk County Council). Ample parking and turning space is provided on the site. Storage for bins and cycles are conveniently and discreetly located.

7.0 CONCLUSIONS

7.1 The principle of an extension to the host dwelling is acceptable, in accordance with the provisions of Local Plan Policy H18 as outlined in the received Pre-Application advice. The scale and detailed design of the extension have been carefully considered in accordance with the advice received.

7.2 The extension itself represents a high standard of design and its traditional form and materials are in keeping with the surroundings. The principles of sustainable construction would be followed, and energy and water use minimised. The extension is acceptable in scale and appearance, appropriately designed to reflect its use and rural setting.

7.3 The amenities of neighbours would not be adversely affected, the design ensuring that there would be no loss of privacy or outlook and no other unneighbourly effects.

7.5 The proposal would enable an enhancement to biodiversity and protection and creation of wildlife habitats.

7.6 Adequate access, parking and EV charging points and bin and cycle stores are provided.

7.7 The proposal represents sustainable development and satisfies national and local planning policies.

7.8 It is therefore requested that planning permission be granted.