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Planning Statement

**Kassandra,
The Pot Kilns,
Great Cornard,
Suffolk, CO10 0DY**

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INTRODUCTION AND OUR CLIENT

This planning statement accompanies a retrospective application for retention and continued use of a residential annex to Cassandra, The Pot Kilns, Great Cornard, Suffolk, CO10 0DY which was originally constructed as a garage and outbuilding.

Our client acquired the property in 2016. In 2019, Mrs. Wakefield's elderly mother, in need of some assistance, relocated to live with Mrs. Wakefield to ensure her safety and care. In 2019, intending to preserve her mother's independence and offer her a dedicated living space, Mrs. Wakefield had the rear section of the garage and the timber-framed outbuilding converted into an annex. The front of the garage has remained unaltered and still provides storage for the main house.

This application has arisen from the possible sale of the property by the owners and the necessity to confirm the legality of its current usage. This is especially significant since the prospective buyer has an elderly parent with mobility/disability issues and is specifically looking for the annex to be able to remain in its current use and functionality.

PLANNING CONSTRAINTS

<i>Name</i>	<i>Constraint Type</i>	<i>Description</i>
HS01 Built up area boundary	Local Plan 2006 (BDC)	HS01 Built up area boundary
1880_79NE.16	Potentially Contaminated Land	Brick Works, The Pot Kilns, Great Cornard, CO10 0DY. Cement; Ceramics and Asphalt Manufacturing Works: Brickworks
Strategic Charging Zone	CIL Charging Zone	

PLANNING POLICY

The annex is an ancillary part of the house and our client is in no way trying to regularise this as a separate component. Our client has also confirmed that they would be willing to accept a planning condition to confirm this annex at all times remains ancillary to the main dwelling and as such the annex remained subordinate to the main house, and hence part of the same planning unit. The main house has not be altered and is not affected by the annex in anyway.

Planning policy

As confirmed above (planning constraints) this site is not within a conservation area, the building is not listed and the area is not designated as an area of outstanding beauty etc..

Parking and amenity

This site enjoys a large garden and frontage.

The frontage affords parking for at least four vehicles and so easily accommodates the requirements of the house, the annex and any visitors.

The rear garden considerably exceeds the Councils requirements for domestic amenity space.

Services

The annex services are all fed from the main house and thereby reaffirming the ancillary usage

Permitted development rights

This property benefits from having full permitted development rights and so our client has utilised this for the rear outbuilding and the majority of the conversion, the introduction of the shower room begins to push the works outside of the permitted rights however we understand that the planning enforcement team did visit the property approximately 18 months ago to establish if there was a case for enforcement over the use but we also understand that a case was never in fact opened and the enforcement team were satisfied. Our client has had no comments or objections from any neighbours and they are all aware of the works etc.

Biodiversity

The works that have been carried out have not affected the external construction of the building in any way however we have been instructed to confirm that as Babergh and Mid Suffolk District Council have a Biodiversity Net gain policy for applications and if the planning officers were minded to require same, our client is happy to accept a condition to add Bug hotels and Bat boxes within the boundaries of the site.

THE WORKS

There have been no changes made externally to the buildings.

The internal works have consisted of installing a kitchen and sub sectioning with insulated partitioning the rear of the garage to provide a bedroom space and a shower area. All of the services were already existing within the garage and outbuilding and these have been purely adapted to suit the current requirements.

CONCLUSION

We appreciate that the planning service and its policies are put in place to protect and assist the public and we hope that this application can be concluded in a positive manner which reflects the positive impact this simple amendment has made to this family and household. For our client there are huge advantages of the combined household, that this has enabled them to have, including the wellbeing of all the family as well as the emotional support, improved security and social interaction, which all go a long way to improving the quality of life for all parties.

PROPERTY HISTORY

Planning Applications

Submission of details under O.P.P. B/12/01497/OUT Approval of Reserved Matters in respect of erection of 1 no. Chalet style dwelling house.	B/14/01369	GRANTED
Outline Application: Erection of 1 No dwelling.	B/12/01497	GRANTED
Outline - Erection of 1 no. Dwelling	B/12/00752	Refused
Outline - Erection of 3 no. Detached dwellings. Alterations to existing vehicular and pedestrian access.	B/06/00348	Refused
Erection of detached double garage	B/90/00417	GRANTED
Outline - erection of dwelling and construction of vehicular access	B//91/00526	Refused

Building Control Applications

Erection of one new dwelling	IN/16/02216	Building Work Complete
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APPENDIX ONE – INTERNAL PHOTO SHEET



Figure 1 kitchen/lounge/dining area



Figure 2 Lounge space



Figure 3 bedroom space



Figure 4 bedroom - storage



Figure 5 shower room



Figure 6 kitchenette area

APPENDIX TWO – EXTERNAL PHOTO SHEET



Figure 7 front view of existing garage/annex



Figure 8 Side elevation of rear to garage/annex



Figure 9 view of the rear of Cassandra



Figure 10 rear of garage annex



Figure 11 behind garage

Note pedestrian access door on side elevation



Figure 12 view down garden

Note Neighbouring property at a slightly elevated level to our site