

Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Our ref: E1056.C1.Let01
January 2024

Dear Sir / Madam,

RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF A SUMMER HOUSE AT WINTERBERRY BARN, MELLIS ROAD, WORTHAM

Introduction and Summary

This planning application is submitted to seek retrospective planning permission for the erection of a summer house for Mrs Watson at Winterberry Barn, Mellis Road, Wortham, IP22 1PY.

Mrs Watson moved into the property in 2023. Prior to construction of the summer house, Mrs Watson spoke to two local builders who advised her that this type of structure could be built without planning permission and therefore it was not required.

However, Mrs Watson was unaware that when the planning permission for Winterberry Barn was granted in February 2021 under application reference DC/20/05753, Homeowner Permitted Development rights were removed under Condition 3.

Site Description

The application site is the residential property Winterberry Barn on Mellis road, which is located south of Wortham. The garden of the property faces east, and backs onto agricultural farmland. There are two detached properties to the north and south of the site. To the west there are more agricultural fields.



Figure 1: Winterberry Barn

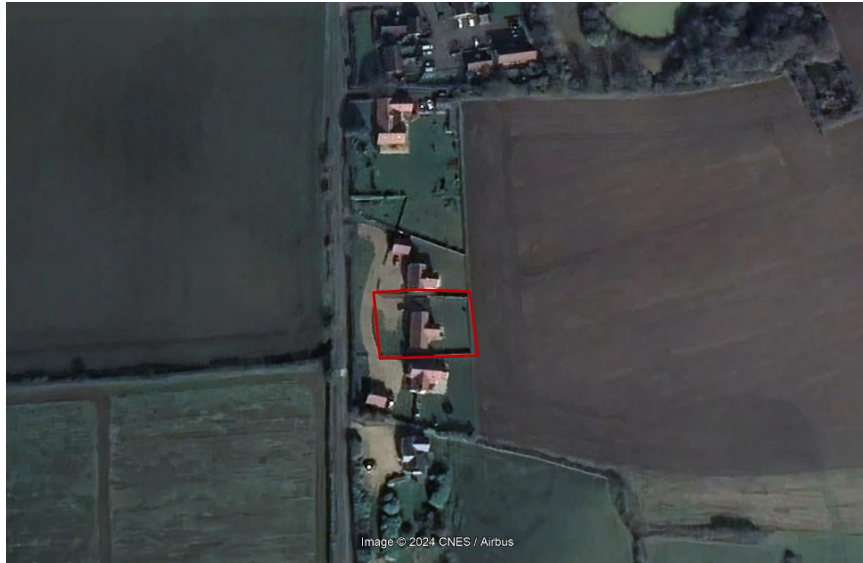


Figure 2: Site Location

The Environmental Agency Flood Map shows the application site in Flood Zone 1, this means it has a low probability of flooding from rivers and the sea. The environment agency also shows the flood risk from surface water. This shows of very low risk of surface water flooding for the application site.

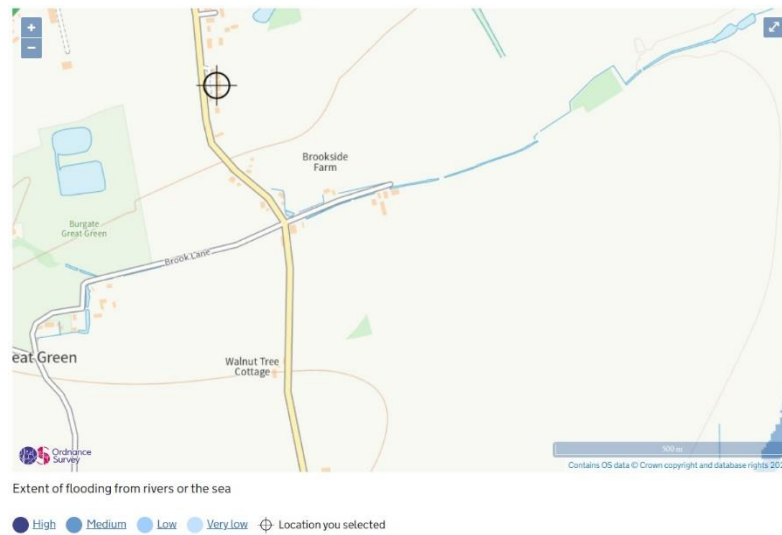


Figure 3: Very Low Flood Risk from Rivers or the Sea

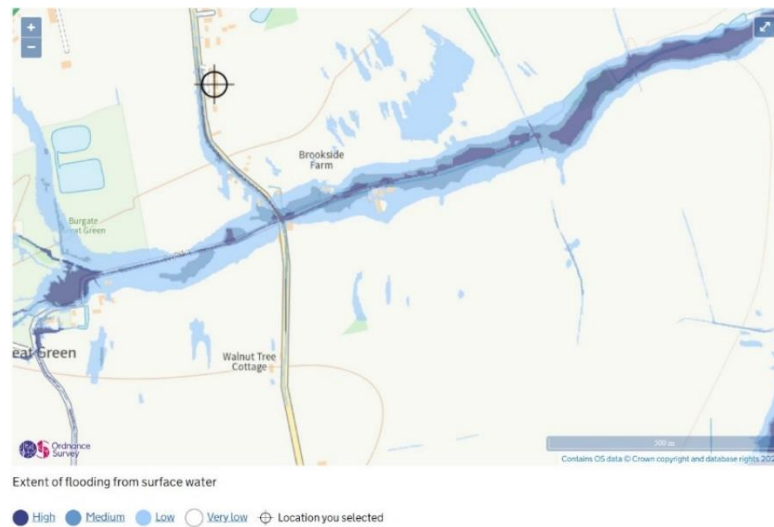


Figure 4: Very Low Flood Risk from Surface Water

The application site is not located within a Conservation Area and is not constrained by any Tree Preservation Orders.

Design and access

The summer house is located at the north east of the site, in the garden that is backing onto fields. It is of simple construction. The walls are made with cream coloured Treated Shiplap Cladding. The roof tiles are black shingle tiles, and is typical of a standard garden outbuilding (as shown in figure 5).



Figure 5: Summer House

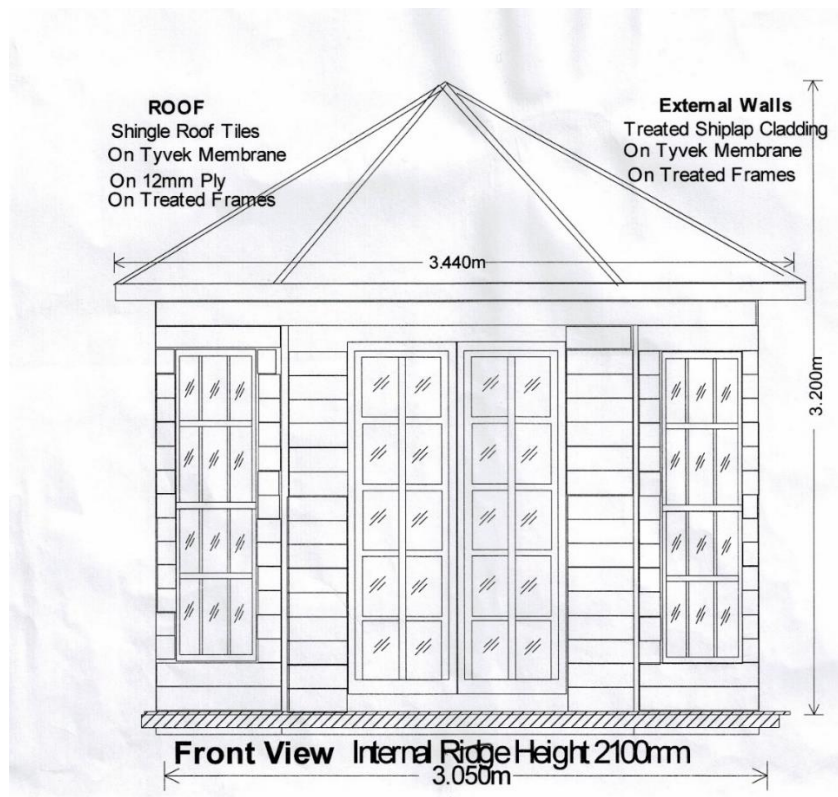


Figure 6: Dimensions of Summer House

The proposal does not require a vehicular access as the garden building is to be used as an ancillary to the existing home.

Planning Policy

Babergh and Mid Suffolk Local Authority adopted a new Joint Local Plan in November 2023. The village of Wortham does not have a neighbourhood plan.

As this application would usually be allowed under Permitted Development rights that are set out in Class E Part 1 of Schedule 2 the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended, there is no specific planning policy.

Policy LP03 of the Joint Local Plan refers to Residential Extensions. This is the most relevant policy. Policy LP03 states that *“Proposals for extensions to existing dwellings or conversions of buildings to ancillary use within the curtilage of residential dwellings will be supported where they”*

“Incorporate a high standard of design which maintains or enhances the character and appearance of the buildings, street scene and surroundings;”. The summer house is built with attractive cream coloured boarding, this is keeping within the local character. Winterberry Barn is built using a similar cladding effect round the property.

“Will not result in over-development of the plot and will retain suitable amenity space. The cumulative effects of a number of extensions or conversions within the plot will be taken into account;” The total area of the summer house is 9.30 square metres, whereas the whole plot equals 926 square metres. This shows that it will not result in any overdevelopment of the plot.

“Will not unacceptably affect the amenities of neighbouring occupiers; and” The summer house is a small building that does not overlook or overshadow the neighbouring property. Therefore it will not affect the amenity of the neighbouring property.

“Ensure sufficient parking spaces and turning spaces (where required) are retained or provided.” The summer house will not increase the need for the amount of parking spaces.

Conclusion

In conclusion the proposed summer house is a well-considered addition to the property that enhances the quality of living for its occupants without compromising the amenity of the surrounding area. The construction of the summer house would usually be allowed under Permitted Development rights. This proposal adheres to Policy LP03 of the Joint Local Plan which we find the most relevant policy for this proposal.

This application is supported by the following documents.

- The planning application forms;
- This supporting letter;
- Site Location Plan
- Existing Block Plan
- Proposed Block Plan

We trust that the information provided is sufficient for you to grant planning permission. If you have any queries, please do not hesitate to contact us.

Yours faithfully

JOSH LING
PLANNING ASSISTANT