

Planning Statement

On Behalf of Mr Oliver Church and Mrs Georgina Barclay

Extensions and Alterations to existing dwelling

Grange Farm, Washbrook, Suffolk, IP8 3EZ

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr Oliver Church and Mrs Georgina Barclay to support a planning application for the erection of extensions, and other alterations to the dwelling. The extent of these are described in more detail further in this statement.
- 1.2 This report describes the proposals and the planning history of the site. It outlines planning policy relevant to the proposal and explores the material planning considerations.

2.0 The Site and Surroundings

- 2.1 The subject property, known as Grange Farm, takes the form of a substantial sized estate property located within the countryside. It is set within substantial grounds and contains a range of former agricultural outbuildings in close proximity. The site is accessed via a private driveway. Along the road frontage is a band of mature vegetation in the form of hedgerows and trees. These provided significant screening to the property.

3.0 Planning History

Application Site

- 3.1 There is extensive history pertaining to the conversion of the nearby former agricultural outbuildings. No records have been found online in relation to the main dwelling and any alterations it has been subject to.

4.0 The Proposal

4.1 Planning permission is sought for the erection of extensions and alterations to the dwelling as per the below:

- Two-storey rear extension to main dwelling'
- Demolition and replacement of existing single storey rear wing
- One-and-a-Half storey rear extension to proposed rear wing
- Other alterations to include fenestration detailing and removal of exiting porch

5.0 Planning Policy

National Planning Policy Framework (NPPF)

5.1 The overarching aim of the NPPF is to encourage sustainable development within the range of issues that impact upon a particular development proposal. It will be demonstrated further within this statement that the development proposal is able to deliver sustainable development in a number of key areas and is in harmony with the ethos of the NPPF.

Development Plan Document (DPD)

5.2 The policies of the Babergh Local Plan pertinent to the development proposal are identified as follows:

- LP03 - Residential Extensions and Conversions
- LP15 - Environmental Protection and Conservation
- LP16 - Biodiversity & Geodiversity
- LP17 – Landscape
- LP23 - Sustainable Construction and Design
- LP24 - Design and Residential Amenity

6.0 Material Planning Considerations

Principle of Development

- 6.1 This application proposes a number of alterations and extensions to the dwelling to enhance its overall function whilst enhancing its relationship to its surroundings. The National Planning Policy Framework (NPPF) provides that the NPPF “does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise”.

Design and Character

- 6.2 There are no specific development plan policies that govern mathematical equations towards extensions and alterations to dwellings. Permitted development allowances, and prior approval applications, allow significant extensions to be achieved to dwellings in the countryside without the need for planning permission.
- 6.3 The proposed footprint increase to the dwelling is relatively minor. The principle alteration to the host dwelling is in the form of a two-storey rear extension, which will square off its footprint. This extension will provide a shallow lead pitch to the roof, which will provide a glass lantern to illuminate the central staircase. The windows, doors, guttering, and other fenestration detailing will be altered to be consistent throughout and enhance the buildings character and setting.
- 6.4 The existing single storey rear wing will be replaced and at its southern point a one-and-a-half storey element created. The design detailing of this element replicates that of the main dwelling. It provides an approach to allow the necessary floor space the owners require and to achieve spectacular views at first floor to the south-east.

Residential Amenity

- 6.5 There are no neighbouring properties within close proximity to the site.

Ecology

- 6.6 There is a small pond within the sites frontage. Within the recent permission for the conversion of the barns and erection of a cartlodge, no objections were received pertaining

to ecology. The proposed footprint of the extensions is relatively minor and significantly less than what could be achieved under permitted development.

- 6.7 Accompanying the application is Preliminary Ecological Appraisal (PEA). This concludes there will be no impact upon protected species subject to the implementation of measurements as listed in paragraph 5.1 of the PEA.

Summary

- 6.8 The principle of development is considered acceptable against the development plan. The proposed alterations and extensions respect the character of the host dwelling and do not constitute overdevelopment. There would be no harm to local distinctiveness and no harm caused to residential amenity. There would also be no harm to ecology.