



Planning, Heritage, Design and Access Statement
For New Roof Windows to Greyhound Stable, Greyhound Cottage, Bury Road,
Hopton

1. Introduction

- 1.1 This statement accompanies designs and documents submitted under a householder Planning Application.
- 1.2 This application is for the addition of 3no. conservation style roof windows to the existing roof of Greyhound stables, an annexe building at Greyhound Cottage.
- 1.3 Pre-application advice was provided by West Suffolk council. Please see the report included below.

2. Site Information

- 2.1 The application site is located on the south boundary of Hopton, Diss. The property is accessed from Bury Road.

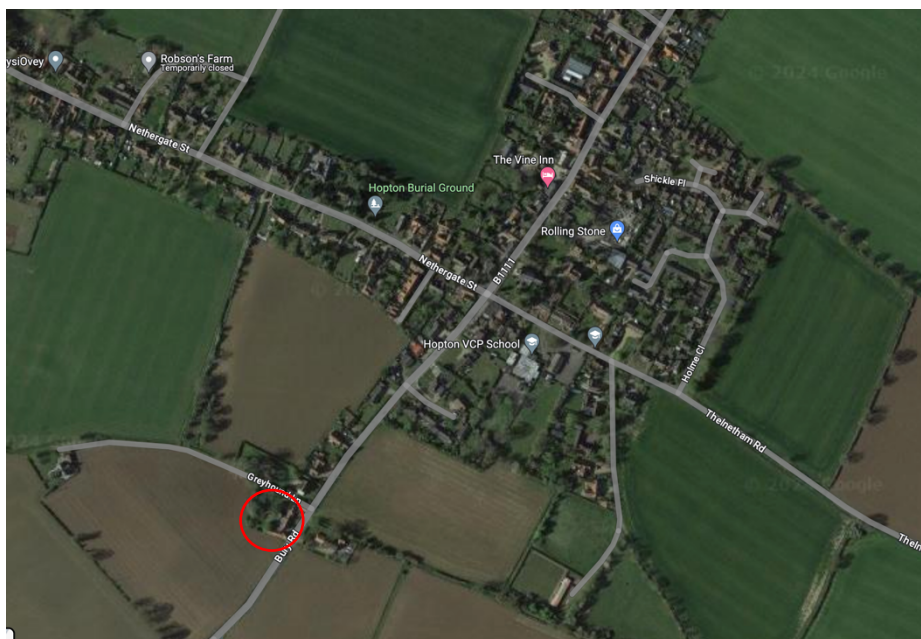


IMAGE 1 – SITE LOCATION. SITE CIRCLED RED. GOOGLE MAPS IMAGE

2.2 The annexe is the first visible building as you enter Hopton from the south. This building forms part of a small cluster of flint and brick buildings, of which all have established residential use.



IMAGE 2 – ENTRANCE TO HOPTON. GREYHOUND STABLE. GOOGLE STREET VEIW IMAGE



IMAGE 3 – GREYHOUND STABLE AND GREYHOUND COTTAGE. GOOGLE STREET VEIW IMAGE

2.3 Greyhound Stable is distanced from any listed buildings by approximately 330M. The nearest listed property is Hopton Church of England Voluntary Controlled Primary School.

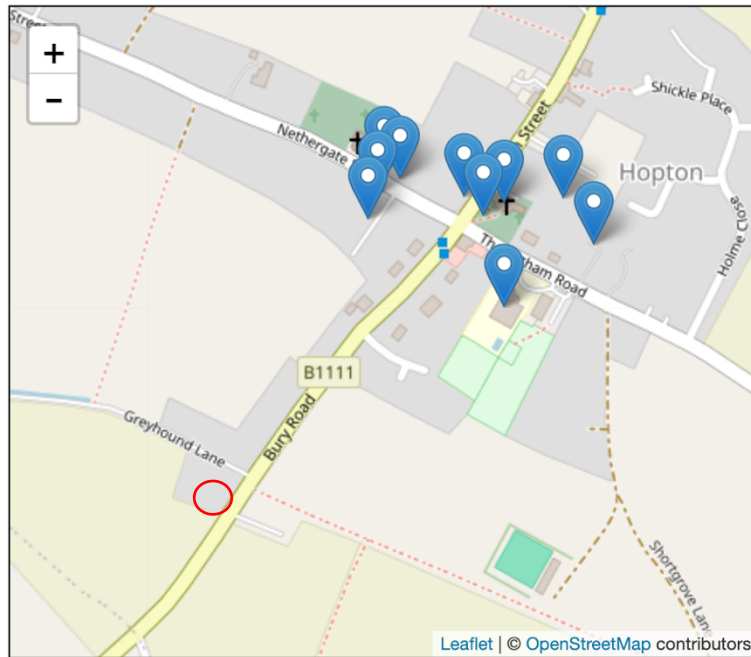


IMAGE 4 – LISTED BUILDINGS SHOWN WITH BLUE ARROWS. GREYHOUND STABLE CIRCLED RED.

2.4 Greyhound Stable is also distanced from the conservation area by approximately 330M.

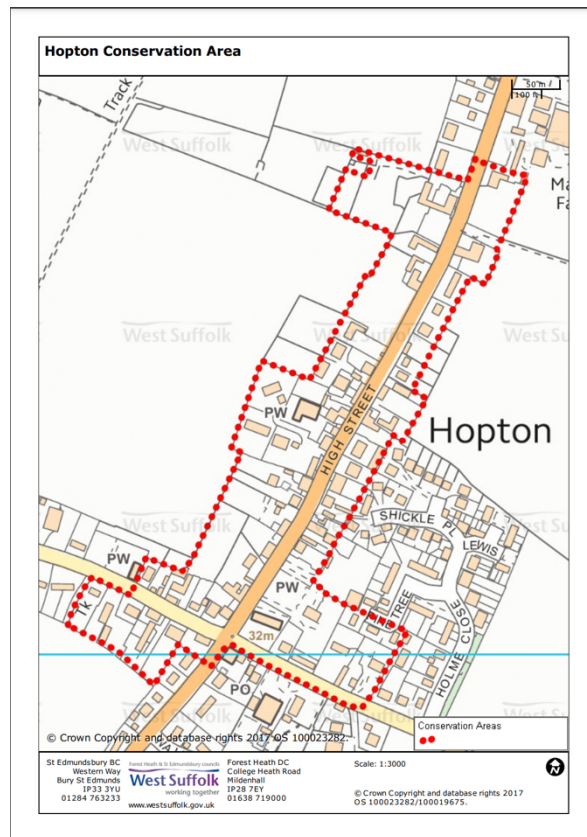


IMAGE 5 – CONSERVATION AREA MAP. GREYHOUND STABLE TO SOUTH WEST OF MAP.

3. Proposed Development

- 3.1 The proposal is for the addition of 3no. conservation style roof windows to the roof of Greyhound Stable.
- 3.2 The windows are positioned on the front (north elevation) and on the side (west elevation). See attached Drawings.
- 3.3 The windows will be conservation style.
- 3.4 There will be no roof windows on the south elevation. This is the elevation seen entering Hopton.

4. Conclusion

- 4.1 The proposal is for the sympathetic addition of 3no. roof windows to a building that does not fall within any restricted or protected area.
- 4.2 Conservation style roof windows are proposed.
- 4.3 Only 2no. roof windows will be visible (on the front elevation) which is facing the residential property of greyhound cottage. Also facing the direction of the built-up village of Hopton.

5. Appendices:

Pre-application Advice included below.

PREAPP/23/308 – Annexe, Greyhound Cottage, Bury Road, Hopton

Policies

Rural Vision

- Vision Policy RV1 - Presumption in favour of Sustainable Development

Joint Development Management Policies Document

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM16 Local Heritage Assets and Buildings Protected by an Article 4 Direction
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage
- Policy DM27 Housing in the Countryside

St Edmundsbury Core Strategy

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness

National Planning Policy Framework (2023)

Requirements

Having checked the General Permitted Development Order to see whether planning permission would be required for the insertion of roof lights into the annexe to serve the bathroom and bedroom, I am afraid that there are no permitted development rights which would allow for such, therefore, planning permission will be required for the windows.

You will need to provide the following information in order for your application to be validated (Please use the corresponding validation checklist when submitting your application) [Householder Planning Application \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk):

- Completed Householder Planning Application Form, signed and dated
- Completed Ownership Certificate (A, B, C or D as applicable) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010

N.B. In addition, where Ownership Certificates B, C or D have been completed, notices as required by Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given and/or published in accordance with this Article

- A location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North. The site should be edged in red and any other adjoining land owned or controlled by the applicant edged in blue. Location plans should be to a scale of either 1:1250 or 1:2500 (*If based on OS data, the Plan needs to contain the relevant OS licence information as required by copyright law*)
- A copy of other plans and drawings or information necessary to describe the subject of the application, this may include:
 - Block plan of the site showing any site boundaries to a scale of 1:100 or 1:200
 - Existing and proposed elevations to a scale of either 1:50 or 1:100
 - Existing and proposed floor plans to a scale of either 1:50 or 1:100
- The appropriate fee (£258)
- Heritage Impact Assessment – this is required as the annexe is likely to be considered as a Non-Designated Heritage Asset (confirmed by our Conservation Officer), meaning that whilst the building is not listed or protected by a listing, it is of local significance. You may wish to seek advice from one of our Conservation Officers in terms of what is required for the Heritage Impact Assessment. Our Conservation Officers offer free advice and can be contacted via email on: claire.johnson@westsuffolk.gov.uk or christine.leveson@westsuffolk.gov.uk

In terms of the acceptability of the windows, I think there would be no issue with the rooflight to the rear elevation (bathroom), however, I do have some concerns in relation to the rooflight which would serve the bedroom. Therefore, I would recommend conservation rooflights for both windows, which would reduce the impact upon the character of the annexe and the surrounding area to a level which could then maybe be acceptable. A couple of examples of a conservation rooflight are below:

