

## Planning Statement.

Reference: 4497.

Rev. A – March 2024.

## APPLICATION FOR PLANNING PERMISSION - DC/24/00034

**Proposal:** Householder Application - Erection of detached single storey building to provide ancillary habitable accommodation.

**Location:** 2 Avenue Cottages, The Street, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3AZ

## Location:



## **Location.**

The site is located to the south of 'The Street', Walsham Le Willows and is accessed via a shared vehicular access that crosses the river. (As shown on the above location plan). The northern edge of this site is positioned within Flood Zone 2 however the position of the proposed new building is positioned further south, outside of Flood Zone 2 and inside Flood Zone 1.

## **Proposals.**

This application seeks the erection of a single storey detached structure to provide additional ancillary habitable accommodation to the host dwelling. It is intended to have additional entertaining (cooking / kitchen / dining) facilities as those within the cottage are small and restrictive, but also to be used as guest accommodation and a space for the applicants teenage daughter to use as potential annexed accommodation as she grows older and seeks a little more independence, acting as a base for her to come home to.

Extending the existing property has been considered but the applicant prefers to seek permission for a new detached structure to provide these additional functions for a number of reasons. Firstly, the existing property is a 1700's cottage, with an existing roof arrangement that would prohibit and be costly to alter and extend. Secondly, the northern end of the site (where the existing dwelling is located) is siting within Flood Zone 2 (see accompanying Flood Risk Report). As mentioned, should this new structure be utilised by the teenage daughter then it would not be practical or permissible to have annexed (sleeping) accommodation within the flood zone 2. It therefore makes sense to reduce the risk of damage and flooding by providing the newer structure further to the south, within part of the site located within flood zone 1 instead (but still remaining well related to the host dwelling and within the define cluster of structures already in existence). It is also worth noting that additional enhanced flood risk measures for construction are also considered and proposed within the FRA document which help to mitigate these risks still further.

## **Scale & Appearance**

The proposals are for a single storey structure that has been designed to sit comfortably within its immediate environment, replicating the height, scale, shape and pallet of materials (as listed on the proposed drawings) of many out-buildings and converted out-buildings that can be found within Suffolk. It is subservient to the host dwelling and has been designed to minimise impact and overlooking upon surrounding properties. Structures not dissimilar to this could otherwise be constructed under Permitted Development Rights.

Design cues are to be taken from and are akin to nearby barn conversions, and agricultural buildings. The external walls will be clad in weatherboarding and the roof will be finished with pantiles. These design proposals should ensure that the rural setting of the immediate area is maintained.

The siting of the proposed annex building has been carefully and sensitively considered to ensure that the proposal does not impinge on the amenity of any neighbours in terms of loss of light or loss of privacy. It is also intentional to ensure that it does not project beyond the prevailing line of built footprint, keeping it within the cluster of existing structures and not projecting any further into the more open countryside part of the site.

### **Vehicular Access and parking.**

The host dwelling is currently accessed via a shared driveway that connects to 'The Street'. No alterations or additional vehicular accesses are proposed of part of this application for ancillary accommodation.

### **Materials.**

A traditional pallet of materials have been selected to ensure the proposals blend in with the surrounding properties and structures locally. These are annotated on the proposed drawings.

### **Sustainability.**

This structure would be constructed to current building regulations and therefore meeting high levels for thermal performance and airtightness etc.

### **Relevant Planning Policy.**

Babergh District Council & Mid Suffolk District Council - Joint Local Plan – Part 1 - November 2023 50

## **LP02 - Residential Annexes**

### **Policy background and explanation**

13.04 The creation of annexes, whether the host dwelling is located inside, or outside settlement boundaries can create additional accommodation for a dwelling and can help to create more flexible use of the accommodation to respond to changing family circumstances over time.

13.05 Residential annexes should be designed so that they are ancillary in use and scale to the main dwelling unit and provide genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family over time. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.

13.06 To meet these requirements it is essential that the main and annexe accommodation are either directly connected by an internal link or have a close spatial relationship with shared facilities and space.

13.07 The Councils will apply restrictive conditions or obligations to ensure annexes do not create sub-standard dwellings with inadequate standards of access, amenity and space, and potentially result in additional dwellings in unsustainable locations.

## **Policy LP02 - Residential Annexes**

1. Residential annexes will be supported where the proposal:

- a) Is ancillary and subordinate in scale to the host dwelling;
- b) Does not involve the physical subdivision of the residential curtilage;  
and
- c) Is designed to easily allow for the annexe to be integrated later into the main building as a single dwellinghouse when the need no longer exists.

2. Where proposals for residential annexes are considered acceptable, planning conditions or obligations will be imposed to limit the occupation for use as an annexe, and to prevent the future use of the annexe as a separate dwelling.

In response to this policy we would comment as follows;

No separate or new access is required. The existing driveway that serves the host dwelling is to be retained. No additional parking or vehicular movements will be generated as a result of these proposals. There is sufficient off-road parking to serve the host property and proposed structure.

The new building would be positioned within a cluster of outbuildings that serve the host and adjacent properties, as such it relates well to the host dwelling being of a size and scale that is appropriate. The host dwelling remains the dominant structure and the new structure will not be seen from the street / street scene.

The host property was originally a modest semi-detached / link-attached property. There are small structures adjacent and the northern part of the site just enters into Flood Zone 2. Consequently, the only place where the host property could be extended, or additional detached accommodation be created, would be again to the rear.

**March 2024.**