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Our ref: E340.C1.Let20
26th April 2024

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE-STOREY EXTENSION AND A REPLACEMENT ROOF – THE WOOD SHED, ASHFIELD ROAD, NORTON, IP31 3NN

Introduction and Summary

This householder planning application seeks permission for a single-storey extension and a replacement roof to the house known as the 'The Wood Shed' which is located off Ashfield Road in Norton Little Green.

These changes seek to improve the appearance of The Wood Shed by replacing its roof with a traditional pitch that is capable of supporting pantiles rather than the lightweight sheeting which covers the existing roof. The extension will create a more attractive open courtyard design for the house. It will provide much-needed additional internal space, creating additional bedrooms, and re-arranging the living space to create an open plan kitchen dining room and a sitting room.

The Wood Shed was granted planning consent for conversion into a house in December 2017 under planning reference DC/17/04639. The property was converted and has been used as a house since 2018.

Site Description

The application site is in Norton Little Green, a hamlet located approximately 1 mile to the east of Norton and 3 miles northwest of Elmswell. The Wood Shed is located at the centre of a good size plot which is approximately 0.12 hectares in size. There is existing car parking to the south of the property and garden areas to the east and west.

As shown in Figure 1, the site is the south of a cluster of homes off Ashfield Road in Norton Little Green. It has fields to the south and is surrounded by houses and gardens to the north, east and west.

Evolution Town Planning Limited

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Registered in England Number
10636748





Figure 1: Application Site

The Wood Shed was formerly an agricultural barn that was granted planning consent to be converted into a house in December 2017 under planning reference DC/17/04639. Works on the conversion of the barn were undertaken in 2018 and the property has been used as a house since this time.

The Wood Shed benefits from an existing access onto Ashfield Road. The access onto Ashfield Road has a 30mph speed limit and the road has good visibility in both directions.

The Crashmap website shows that the access has operated safely since 1999 up to the latest records of 2022. There have been no accidents near the application site during that period. This is shown in Figure 2.

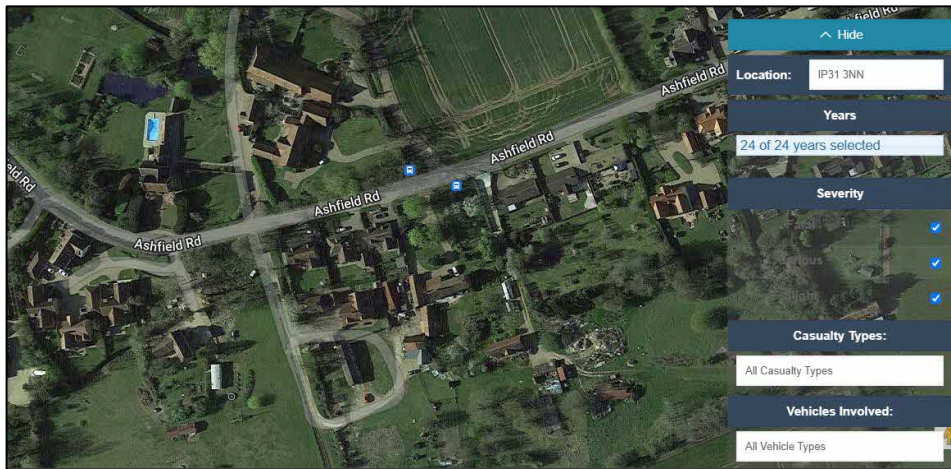


Figure 2: Crashmap Data Showing No Accidents



Figure 3: Access to the Site from Ashfield Road

The planning constraints for the site have been reviewed and it is confirmed that the site is not within a Conservation Area, there are no Tree Preservation Orders on the site, the site is not within a Special Scientific Interest, it is not within a Local Nature Reserve, it is not part of an Ancient Woodland, nor is within a National Landscape Area.

There are no listed buildings on the site, however, there are two Grade II listed buildings nearby. Haydons (List No 1182708) is located 47 metres to the northeast, and Manor Lodge, (List No. 1032456) is approximately 67.5 metres to the west.

The Flood Map for Planning shows that the Application Site is located within Flood Zone 1 which means it has a low probability of flooding from rivers and the sea. The Surface Water Flood maps have also been reviewed for the site. These show some areas of Surface Water Flooding around the application site. As such, a Flood Risk Assessment has been undertaken regarding the proposed development. This assessment confirms that the extent of flooding and depth from surface water flooding is low and that the threat to future occupants is low. The design of the extension includes flood resilience measures such as raising the finished floor level to be above the projected maximum height of surface water flooding. Modelling has also shown that entry and exit from the site can be achieved in a 1 in 1000 year surface water flood.

Proposals

This household planning application seeks permission for a single-storey extension on the western side of the Wood Shed, and to replace the roof on the existing building. The extension has been designed by the same architect as the original conversion scheme to be subservient to the existing house and to improve its character and layout.

The property currently has a roof which has an unusually shallow pitch and is a lightweight construction. This application proposes that the existing roof be replaced with a more traditional roof pitch which will improve the appearance of the building and bring it within the character of the surrounding buildings and will be capable of being covered with pan tiles.

During the design process, other options were considered such as a two-storey extension and an extension to the east as opposed to the west. These options were not progressed as a two-storey extension was felt to be out of keeping with the character of the existing property, and an extension to the east would have constrained the view south of the neighbouring house to the north. This is shown in Figure 4.



Figure 4: Field of View from Adjacent House

The impact of the proposed extension on the nearby listed building has been considered in the design. The extension is to the west of the existing house. As such, from Manor Lodge, the extension is screened by well-established hedgerows and has the existing house as a backdrop. Haydons will not be affected as the view of the extension would be blocked by the existing house. The improvement proposed to the roof of the existing barn will also improve the visual impact of the building on the setting of these listed buildings as this will allow a traditional pantile roof covering rather than the sheeting currently on the property.

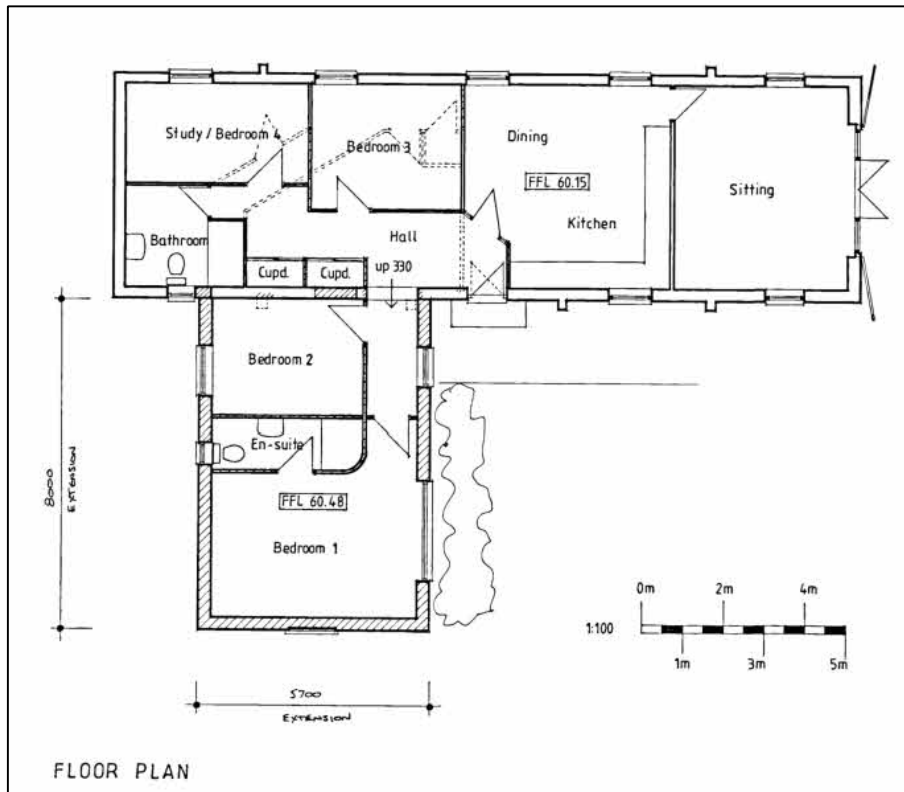


Figure 5 - Proposed Floor Plan

The extension proposed will add two bedrooms which will accommodate the occupants growing family and will allow for internal re-arrangement to create a family kitchen and dining room, and a good-sized sitting room.

Suffolk County Council Highways states that a 4-bedroom house should have 3 car parking spaces. There is ample space for car parking around the house and the submitted plans show 3 car parking spaces included to reflect this requirement.

Planning Policy

National Planning Policy is contained within the National Planning Policy Framework 2023 (NPPF). Local Planning Policy is set out by the Babergh Mid Suffolk Joint Local Plan 2023 (JLP).

Paragraph 11 of the NPPF states, that when considering proposals, Local Planning Authorities should approve development proposals that accord with an up-to-date development plan without delay.

JLP Policy refers to Residential Extensions. This is the most relevant policy to this application. 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;

- a) Incorporate a high standard of design which maintains or enhances the character and appearance of the buildings, street scene and surroundings;

The materials used for the construction of the extension will be the same materials as approved in planning reference DC/17/04639 on the walls, and proposes to improve the roof covering by using clay pantiles

- b) “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 proposed extension measures a total of 45 square metres, whereas the whole plot is approximately 1,000 square metres. Large garden areas are retained to the east and west of the property. As such, the development will not result in any overdevelopment of the plot.

- c) “Will not unacceptably affect the amenities of neighbouring occupiers; and”

The amenity of the neighbouring occupiers has been preserved by keeping the scale of the extension to a single storey and locating the extension to the west of the plot where it would have the least impact.

- d) “Ensure sufficient parking spaces and turning spaces (where required) are retained or provided.”

The extension will increase the number of bedrooms available in the dwelling to 4. Therefore, 3 parking spaces are provided as required by the SCC Parking Guidelines

As such, the principle of the extension is fully supported by JLP Policy LP03.

JLP Policy LP24 seeks to ensure that all new development must be of “high-quality design, with a clear vision as to the positive contribution the development will make to its context”. The proposed extension and amended roof design for The Wood Shed will improve its external appearance and the setting of this house. The existing character of the area will be improved, as will the setting of the neighbouring houses and the nearby listed buildings.

JLP Policy LP27 relates to Flood Risk. This policy states that in areas of medium or high risk of flooding, development can be approached where it can be shown that it can be made safe for its lifetime without increasing the risk of flooding elsewhere. The submitted Flood Risk Assessment confirms that the risk from surface water flooding on the site to future occupants is low, and that access to and from the site would not be obstructed by flooding. As such, the proposed extension is in keeping with the aims of this policy.

JLP Policy LP16 states that all development must follow the biodiversity mitigation hierarchy and that developments must conserve, restore, and contribute to the enhancement of biodiversity. A survey of the Wood Shed has been undertaken to ensure that there are no protected species of either bats or birds in the existing roof structure. No evidence of bats or birds were found in the building, and enhancement measures are proposed which will ensure that a reasonable gain above the 10% requirement is achieved on site.

Conclusion

In conclusion, the proposed extension and the replacement roof for The Wood Shed in Norton Little Green are in keeping with local and national planning policy and will have a positive impact character and setting of the house.

While the site has been identified to be affected by surface water flooding, a Flood Risk Assessment has been carried out which shows that this risk can be appropriately managed and mitigated and the development will not increase the risk for occupants.

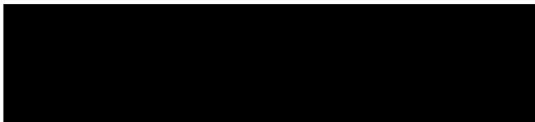
The design of the extension maintains the character of the existing structure and provides additional living space without overdevelopment of the plot. The proposed replacement roof is reflective of a more traditional design is in keeping with the character of the area. The development complies with the requirements of Policy LP03 of the Babergh and Mid Suffolk Local Authority's Joint Local Plan and therefore should be approved without delay.

This application is supported by the following documents.

- Householder Planning Application Forms;
- Covering Letter – Ref E340.C1.Let20;
- Location Plan and Existing Site Plan;
- Existing Levels Plan (Annotated) - Extract Taken from Survey Ref AS1603-01;
- Existing Plans and Elevations – Ref 1816-20;
- Proposed Plans and Elevations – Ref 1816 -21;
- Biodiversity Enhancement Plan;
- Ecology Assessment/Bat Survey – August 2023; and
- Flood Risk Assessment – Version 1 April 2024.

We trust that this is sufficient for you to progress with this application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
SENIOR PLANNER
EVOLUTION TOWN PLANNING LTD