



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/001

Development Control Committee 4 January 2018

Planning Application DC/17/2200/HH – Welham Cottage, Ingham Road, Culford

Date Registered: 27.10.2017 **Expiry Date:** 22.12.2017 – EOT
04.01.2018

Case Officer: Kerri Cooper **Recommendation:** Approve Application

Parish: Culford, West Stow & Wordwell **Ward:** Risby

Proposal: Householder Planning Application - (i) Conversion of timber framed garage/workshop and first floor office into a residential annexe ancillary to the main dwelling (ii) including addition of pitched roof to rear and porch to front elevation

Site: Welham Cottage, Ingham Road, Culford

Applicant: Mr Edward Zipfel

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

The application is before the Development Control Committee as the applicant is an employee of West Suffolk Council until 22 December 2017.

Proposal:

Planning permission is sought for the conversion of existing outbuilding, which is currently a garage/workshop/office, to a residential annexe for occupation in association with Welham Cottage. In addition, permission is sought for the provision of a pitched roof to the rear of the outbuilding and a porch to the front elevation.

Site Details:

The application site comprises a two storey detached dwelling situated within the Countryside of Culford. The host dwelling is set back from the main road in a substantial sized plot.

Planning History:

Reference	Proposal	Status	Decision Date
SE/11/0362	Planning Application - Erection of single storey rear extension	Application Granted	09.05.2011
SE/07/1592	Planning Application - Erection of (i) two storey extension to side and (ii) porch to rear elevation	Application Granted	19.11.2007
SE/01/2110/P	Planning Application - Erection of (i) first floor level extension in association with conversion of bungalow to two storey dwelling with associated alterations including demolition of existing garage and conservatory and (ii) detached cart shed as amended by revised drawings received 19th July 2001 reducing overall height of house and garage and alterations to design of fenestration and front porch	Application Granted	12.09.2001

Consultations:

Conservation Officer: No objection.

SCC Highway Authority: No objection, subject to condition.

Environment Team: No objection.

Public Health & Housing: No objection.

Representations:

Parish Council: No objection.

Ward Member: No comments received.

Neighbours: No representations received.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

1. Joint Development Management Policies Document:
 - Policy DM1 Presumption in Favour of Sustainable Development
 - Policy DM2 Creating Places Development Principles and Local Distinctiveness
 - Policy DM17 Conservation Areas
 - Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
 - Policy DM46 Parking Standards
2. St Edmundsbury Core Strategy December 2010:
 - Policy CS3 - Design and Local Distinctiveness
3. Rural Vision 2031:
 - Policy RV1 - Presumption in favour of Sustainable Development

Other Planning Policy:

4. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68

Officer Comment:

5. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Impact on Visual Amenity
 - Impact on Conservation Area
 - Impact on Neighbour Amenity
 - Other Matters

Principle of Development

6. Policy DM24 states that extensions, alterations and self-contained annexes shall respect the scale, character and design of the existing dwelling and the character and appearance of the immediate and surrounding area. It should not result in over-development of the plot of the dwelling curtilage.
7. Annexes will be permitted where the design and siting of the annexe is such that it can be reasonably integrated into the use of the original dwelling once its use has ceased. The size is appropriate to serve the purpose of an annexe and utilises a structure that already exists, and its size, scale, location and

design therefore relate satisfactorily to the existing dwelling and the surrounding area.

8. The building to create a self-contained annexe already exists. There will be a minimal increase in footprint to the current outbuilding and the curtilage of the host dwelling remains largely unchanged. The building in question is located in close proximity to the host dwelling and the amenity space and parking is to be shared. In this scenario there is the potential for an adverse effect upon mutual amenity if the annexe were ever occupied independently, not least noting that the level of accommodation and services within the building would allow for such. Accordingly, a Unilateral Undertaking has been completed and signed by the applicant which ensures that the host dwelling, Welham Cottage, and the proposed annexe remain occupied together as one planning unit.
9. As such, on this basis, the principle of an annexe in this location and context is acceptable subject to its impact.

Impact on Visual Amenity

10. The existing ancillary outbuilding is of domestic appearance at present. It currently incorporates an existing external staircase to serve the first floor accommodation, which at present is used for purposes incidental to the enjoyment of the dwelling. This staircase is to be enclosed by the provision of a porch to the front and pitched roof to the rear. The changes to the external appearance are modest and it is felt that they enhance the building. Therefore, it is considered that the proposed works are of an appropriate design, scale and form as to be in keeping with the character and appearance of the host dwelling and existing outbuilding.

Impact on Conservation Area

11. The proposed development does not affect a listed building and is set back from the road. It is considered it will have little impact on the character or appearance of the Conservation Area as a result of the conversion and alterations of the existing building to form an annexe.

Impact on Neighbour Amenity

12. The neighbouring property, Kiln Cottage is located to the west of the application site. The annexe building is sited along the boundary furthest away from the neighbouring property. The amenity space and access is to remain as is.
13. Given the design and scale of the proposed development and the relationship between the neighbouring properties, it is considered that there will be no adverse impact on neighbouring amenity by virtue of loss of light, overlooking or overbearing as to cause significant harm.

Other Matters

14. The parking on site will remain unaltered by the proposed development. The parking spaces will be retained to the front of the dwelling and outbuilding as to satisfactorily meet with the requirements of the Suffolk Parking Guidance 2014 adopted by Suffolk County Council.

Conclusion:

15. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

16. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Application Form received 23rd October 2017
Notice Served received 23rd October 2017
Drawing Nos. TS112-01 and 02 received 23rd October 2017

Reason: To define the scope and extent of this permission.

- 3 The use of the annexe shall not commence until the area(s) within the site shown on TS112-01 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Informatives:

- 1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved, following the agreement and signing of a Unilateral Undertaking.
- 2 This permission is the subject of an Obligation dated 11th December 2017 under Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online <DC/17/2200/HH>