



*St Edmundsbury*  
BOROUGH COUNCIL

# Development Control Committee

## 1<sup>st</sup> February 2018

### Late Papers

#### **Item 4 – DC/17/1763/FUL & DC/17/2606/VAR – Nunwick Farm, Rede Road, Whepstead.**

1. The following is provided as clarification, supplemental to the existing report. Members will note that paragraph 42 of the report sets out the view that the proposed outbuilding is NOT within the curtilage of the larger barn. This is a technicality on the basis that the curtilage of any dwelling approved under the provisions of Class Q of the General Permitted Development Order cannot be any larger than an area of land equivalent to the footprint of the building under conversion.
2. However, inconsistent with this, other sections of the report incorrectly refer to the proposed outbuilding as being within the curtilage of the larger barn. This is not correct. Rather, the proposed outbuilding should be considered as being within the garden area of the larger barn, assuming of course a concurrent approval of the associated 'VAR' application.
3. As a consequence, and in order to avoid any misunderstanding or confusion, the word 'curtilage' in paragraphs 41, 44 and 46 should be replaced with the word 'garden'. There is also use of the word 'curtilage' twice within the italicised officer responses to third party comments in paragraph 15 that should also be read as 'garden'.
4. Doing so resolves any inconsistency in terminology and in turn reduces the potential for misinterpretation but does not in any way alter the planning considerations, balance and assessments otherwise offered within the report. Neither therefore does it alter the conclusions, recommendations nor any of the proposed conditions.