



Forest Heath
District Council

DEV/FH/18/008

Development Control Committee

4 July 2018

Planning Application DC/18/0727/HH and Application for Listed Building Consent DC/18/0728/LB – 21 Beeches Road, West Row

Date Registered:	27.04.2018	Expiry Date:	22.06.2018 (EOT agreed until 06.07.2018)
Case Officer:	Britta Heidecke	Recommendation:	Approve Applications
Parish:	Mildenhall	Ward:	Eriswell and the Rows
Proposal:	Planning Application - (i) Conversion of existing barn into Annexe (ii) Replacement of existing shed into carport Application for Listed Building Consent - (i) Conversion of existing barn into Annexe (ii) Replacement of existing shed with Carport		
Site:	21 Beeches Road, West Row		
Applicant:	Mr Jonathan Waters		

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:

This application is referred to the Development Control Committee as the applicant is related to the Leader of the Council.

The Parish Council support the application. The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for the conversion of an existing barn outbuilding into self-contained one-bedroom annex accommodation and the replacement of an existing shed with a double carport.
2. Listed building consent is sought for the works to the barn and the replacement of the shed, which are both curtilage listed.

Site Details:

3. 21 Beeches Road comprises of a Grade II listed two-bedroom cottage set back from Beeches Road and situated along the northern side boundary with the rear backing onto Mildenhall Road. Along the southern boundary is a small curtilage listed barn and there is a curtilage listed shed and rear garden to the east of the buildings. The access is off Beeches Road. The site is within the settlement boundary of West Row and is surrounded by residential development to the north and west and agricultural land to the east and south.

Planning History:

4.

Reference	Proposal	Status	Decision Date
DC/16/2826/FUL	Planning application - Conversion of storage barn to dwelling	Application Withdrawn	08.03.2017
DC/17/0964/FUL	Planning Application - 6 no. dwellings (adjoining development proposed under application DC/14/2047/HYB).	Application Withdrawn	02.05.2018

Consultations:

5.

Conservation Officer: Confirmed that the principle is acceptable subject to details set out in the Schedule of works (this has subsequently been amended) and secured by conditions.

Public Health And Housing: No objection. Recommend condition to restrict noisy construction times and bonfires and suggest informative regarding dust and noise during the construction phase.

Environment Team: Based on the submitted information is satisfied that the risk from contaminated land is low. Recommend informative.

Environment & Transport – Highways: No objection subject to conditions.

Parish Council: Support the application.

Ward Councillors: No comments received.

Representations:

6. No third party comments have been received.

Policy:

7. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

- Core Strategy Policy CS1 - Spatial Strategy
- Core Strategy Policy CS3 - Landscape Character and the Historic Environment
- Core Strategy Policy CS5 - Design quality and local distinctiveness
- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM15 Listed Buildings
- Policy DM22 Residential Design
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Policy DM46 Parking Standards

Other Planning Policy:

8. National Planning Policy Framework (2012)

Officer Comment:

9. The issues to be considered in the determination of the application are:
- Principle of Development, Layout, Design, Residential Amenity
 - Listed Building Considerations
 - Other matters (Biodiversity, Contamination, Access and Parking)

Principle of Development, Layout, Design and Residential Amenity

10. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
11. Policies DM1 supports sustainable development, reflecting paragraph 14 of the NPPF, and states that proposals that accord with the development plan shall be approved without delay unless material considerations indicate otherwise.
12. Policy DM24 allows in principle extensions and alterations including annexes to existing dwellings, subject to certain criteria being met. DM2, DM22 and DM24 all seek to ensure that the proposal respects the character, scale and design of the existing dwelling and surrounding area. The annexe conversion and proposed carport are of an appropriate domestic scale and will use appropriate materials for the context.
13. Policy DM24 also seeks to ensure that proposed development does not result in the overdevelopment of the dwelling curtilage. The annexe will utilise the current dilapidated outbuilding and so will not increase the buildings footprint. The cart lodge will replace an existing shed, is of modest size and will leave sufficient space within the dwellings curtilage. Therefore, it is considered that the proposal will not result in the overdevelopment of the dwelling curtilage.
14. Policy DM2 and DM24 also seeks to ensure that proposed development does not have an adverse impact on residential amenities. The proposed annexe and carport are well set back within the site and due to their siting and scale will have no impact on the amenities of neighbouring properties.
15. The application has been submitted in support of a bat survey. The survey concluded that there are no suitable roosting points and no evidence of the presence of bats was found at the surveyed outbuildings. Boundary hedgerows located to the north-east of the site have potential to support foraging bats. The survey therefore recommends that light mitigation should be incorporated during the works in order to maintain and preserve these to prevent disturbance to commuting bats. On that basis the proposal complies with policy DM11.
16. Biodiversity enhancements in accordance with policy DM12 and as suggested in the ecology report can be secured by condition.
17. No changes are proposed to the existing access onto Beeches Road. Moreover, the proposal will provide two parking spaces within the proposed carport and one within the converted barn. The dwelling and annexe will together provide three bedrooms. There is therefore sufficient onsite parking and manoeuvring space to not impact adversely on highway safety. SCC Highways have raised no objection subject to a condition to secure the parking prior to the first use of the annexe and its future retention.

Listed Building Considerations

18. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

19. Policy DM15, seeks to ensure that proposals respect the special historical and archaeological character and design of the existing building. The application was subject to pre-application discussions with the Conservation Officer and has been submitted in support of a detailed heritage statement. This finds that 'the outbuilding [the barn] has evolved quite notably throughout the last century and is effectively a kit of parts, elements added or removed in an ad hoc fashion to suit the requirements of the residents at no.21'.
20. The western part of the 'L' shaped outbuilding is constructed of clunch and brick under a pitched, pantiled roof. This is important in its own right and contributes positively to the significance of the house, through benefitting its setting.
21. The remaining parts of the outbuilding are of poorly built structure and do not contribute to the significance of the listed building.
22. The proposed works seek to repair and reconstruct the barn outbuilding and replace the existing shed adjacent to the house, with an open fronted, timber double carport. The barn will remain largely open plan, with the historic structure at the western end repaired and used as a bedroom and lounge.
23. The roof form will change from the current unsightly lean-to, atypical and detrimental to the setting of no.21, to a traditionally detailed and pitched roof. This remains low and subservient to the main dwelling, but it becomes a legible structure in the grounds of no.21.
24. The proposed repairs and conversion works are considered to be the minimum necessary to ensure the retention of the important western end of the building, and the reinstatement of the southern boundary wall.
25. The shed proposed to be replaced does contribute positively to the setting of no.21, is however in an extremely poor condition. The heritage statement explains that 'the extent of repair required to the structure is simply uneconomic, particularly in light of the fact that it is a poor quality, relatively late structure which has outlived its functionality. A simple open fronted timber framed replacement on essentially the same footprint will sustain the significance of no.21 and help to ensure its long term survival.'
26. Certain elements of the fabric, such as the doors, are intended to be retained and reused in the repaired barn, ensuring a continuity of use and association with the site.
27. The Conservation Officer has no objection to the proposals subject to conditions. Historic structures will be retained and sympathetically converted using methods and materials appropriate to the age and construction of the building without extending the building or the introduction of new openings.
28. Para.132 requires great weight be given to an asset's protection. The heritage statement refers to the repair of the barn as the first phase of redevelopment of the site which will protect the future for both, the barn and the main cottage no.21.

Conclusion:

29. In regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed work will ensure that the setting of no.21 will be preserved and enhanced, through the sympathetic development of the site.
30. 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.

31. Recommendations:

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

1. Development to commence within 3 years
2. Materials as detailed
3. Construction hours (noisy works)
4. Parking prior to first use
5. Development to be in accordance with approved plans
6. Biodiversity mitigation and enhancements

It is recommended that Listed Building Consent be **APPROVED** subject to the following conditions:

1. Time Limit - Listed Building
2. New and replacement windows details to be submitted
3. New and replacement doors external details to be submitted

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/0727/HH](https://www.dorsetcouncil.gov.uk/DC/18/0727/HH)