

Development Control Committee

2 March 2022

Planning Application DC/21/2425/HH – Lodge Farm, 10 Sedge Fen, Lakenheath

Date registered: 13 December 2021 **Expiry date:** 7 February 2022

Case officer: Tamara Benford-Brown **Recommendation:** Refuse application

Parish: Lakenheath **Ward:** Lakenheath

Proposal: Householder planning application - two storey side and single storey rear extension (following demolition of existing)

Site: Lodge Farm, 10 Sedge Fen, Lakenheath

Applicant: Mr and Mrs J A Kinge

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:

Tamara Benford-Brown

Email: tamara.benford-brown@westsuffolk.gov.uk

Telephone: 07733 077878

Background:

This application is presented to the Development Control Committee following consideration at Delegation Panel on the 8 February 2022. It was presented to the Delegation Panel due to the support from the Parish Council. The application is recommended for REFUSAL.

Proposal:

1. Planning permission is sought for a two-storey side and single storey rear extension. The proposed two storey side extension will measure approx. 6.1m deep, 6m in width, 4.8m to the eaves and has an overall ridge height of 7.3m. The side extension will create a new extended kitchen and garden room at ground floor and master bedroom with two en-suites and dressing room at first floor. The proposed single storey rear extension will measure approx. 5.7m deep, 2.3m in width, 2.3m to the eaves and have an overall height of 4.2m. This element of the proposal is intended to create a rear utility space with downstairs bathroom.
2. This application is a resubmission of a previously granted application (DC/21/1134/HH) where the same dimensions as above were submitted and then amended. The amended plans reduced the height of the proposal by 300mm, and the depth was reduced by 500mm. These amended dimensions were deemed acceptable by the Local Planning Authority (LPA) to achieve the subservience required in accordance with policy DM24 and the application was granted on the 24 August 2021.

Site details:

3. The dwelling in question is within Sedge Fen, a remote area north-west of Lakenheath. The dwelling is detached and fronts Station Road, there are a few residential properties in close proximity to the dwelling. The dwelling is not within the settlement boundary of the area and therefore the development is considered to be within the countryside for planning policy purposes.

Planning history:

4.

| Reference | Proposal | Status | Decision date |
|------------------|--|---------------------|----------------------|
| DC/14/1639/HH | Householder Planning Application - Two storey rear extension to form garden room and bedroom | Application Granted | 10 November 2014 |
| DC/21/1134/HH | Householder planning application - two storey side and single storey rear extension (following demolition of existing). As amended by plans received 11 August 2021. | Application Granted | 24 August 2021 |

Consultations:

5. Parish Council:

Lakenheath Parish Council are in support of this application.

6. Ward Councillor:

No formal comments received.

7. Natural England:

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application.

8. Public Health and Housing:

The Public Health and Housing Team have reviewed the supporting information and would recommend the following conditions in the interest of nearby residents:

- Construction Hours

No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

- Noise & Dust

The contractor must ensure compliance with current legislation on noise and dust control including the Environmental Protection Act 1990 and the Control of Pollution Act 1974. Relevant Codes of Practice set out procedures for dealing with the control of noise on construction and demolition sites are contained in BS5228: 2009 Noise and Vibration Control on Construction and Open Sites.

Representations:**9. None received.****Policy:**

10. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath Council.

11.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:

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM5 Development in the Countryside

Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage

Policy DM46 Parking Standards

Core Strategy Policy CS5 - Design quality and local distinctiveness

Other planning policy:

12.National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision-making process.

Officer comment:

13.The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Character and Appearance of Surrounding Area
- Impact on Neighbouring Amenity
- Impact on the Countryside
- Parking Considerations

Principle of Development

14.Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

15.In addition, within the countryside, proposed extensions are required to demonstrate that they are subordinate in scale and proportion to the original dwelling. This is a judgement that is considered in more detail in the following sections.

16.In the case of this application, the proposed works involve construction of a two storey side extension and single storey rear extension following the demolition of the existing side elevation of the dwelling. The property has a curtilage that is large enough to accommodate the extensions without over development occurring. Therefore, the principle of the proposal is considered acceptable.

Impact on Character and Appearance of Surrounding Area

17.Policy DM2 states that proposals for all development should recognise and address the key features and character of the areas within which they are to be based. It also states that they should maintain or create a sense of place, preserve or enhance the setting of conservation areas and not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement.

18.In addition, policy DM24 requires extensions to residential dwellings to respect the character, scale and design of the existing dwelling, and the character and appearance of the immediate and surrounding area. For dwellings in the countryside, which this site is situated in, policy DM24 also requires extensions to be subordinate in scale and proportion to the original dwelling. These support the general provisions relating to such within policy DM2, as well as the provisions of good design set out within the NPPF.

19.The site of Lodge Farm benefits from a large residential curtilage which is able to accommodate a degree of expansion as outlined above. Sedge Fen has a varied character, with different sizes and designs of dwellings. The application form notes that the materials intended to be used for the extensions shall match the existing dwelling; consisting of render for the walls and slate tiles for the roofing which is considered appropriate. Furthermore, the proposed single storey rear extension, to create a utility space, is of a scale that is considered to respect that of the host dwelling. Therefore, it is considered that the proposed rear extension would not have an adverse impact on the character or appearance of the host dwelling and is acceptable.

Despite the large curtilage and materials intended for the proposal, the scale of the two-storey extension is not subordinate to the existing dwelling – as required by policy DM24. The proposals dimensions for the depth and width are comparable to that of the host dwelling and will create a large addition to the north facing elevation of the property. There are no other extensions of this size within the immediate area or along the road leading up to Lodge Farm. As such although the amenity impacts would be minimal, as discussed below, the impact on the surrounding area as designated countryside would not comply with policy DM24.

20.Under the original submission (DC/21/1134/HH) amendments were secured in response to similar concerns of subordinance raised by Officers. A reduction in the height of the roof by 300mm and depth by 500mm was deemed

acceptable by the LPA and the application was approved and can still be implemented, achieving a very similar extent of accommodation.

21.The proposed two storey extension does not respect the character or appearance of the host dwelling or the surrounding area, particularly given the countryside location and the scale not being subordinate and therefore does not comply with policies DM2 or DM24.

Impact on Neighbouring Amenity

22.Policy DM2 seeks to ensure that new development does not have a detrimental impact on residential amenity.

23.In the case of Lodge Farm, there are no immediate neighbours within the vicinity of the curtilage. The remote character of Sedge Fen does result in minimal impact on amenity due to the spacious nature of development within the area. Both extension proposals will be visible from the public domain and face the main road which runs through Sedge Fen. No neighbour representations have been made objecting to the proposals and there will not be any adverse impacts to residential amenity.

24.The proposal is therefore considered to accord with policy DM2 and DM24 in relation to impact on neighbouring amenity.

Impact on the Countryside

25.Sedge Fen is located north-west of the Lakenheath settlement boundary, approx. 3-4 miles and it consists of few dwellings scattered along a main central road. Lodge Farm is situated at the end of the central road which runs through Sedge Fen. There is little development and few residential dwellings and the use of this area within the countryside is predominantly for farming purposes. As the proposal is for a householder application, it is unlikely that there will be any adverse impacts to the wider countryside surroundings. Any concerns have been evaluated in the context of policy DM24 as set out above.

Parking Considerations

26.The application does involve increasing the number of bedrooms for the dwelling. However, the site maintains sufficient parking within the plot to accommodate three vehicles for a four-bedroom dwelling. The driveway and curtilage of Lodge Farm allows for parking and turning in accordance with Policy DM46 so therefore is acceptable.

Conclusion:

27.In conclusion, the principle and detail of the development taken as a whole is considered to be unacceptable and fails to comply with the relevant development plan policies and the National Planning Policy Framework.

Recommendation:

28.It is recommended that planning permission be **REFUSED** for the following reason:

1. The proposed two storey extension on the side elevation of the property

would be visible from the public domain and as such consideration must be given to the proposal and its impact on the character and appearance of the host dwelling and the surrounding area, in accordance with the requirements of policies DM2 and DM24. Whilst the proposal uses matching materials in the design, the dimensions of the proposal are to the same scale as the existing dwelling, particularly the ridge height. Furthermore, due to the location of Lodge Farm being situated in designated countryside, the proposed extension would not appear as a suitably designed and subservient addition to the host dwelling, contrary to policy DM24 of the Joint Development Management Policies Document 2015 and by the provisions of the NPPF in relation to good design.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online
[DC/21/2425 HH](#)