

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 16 December 2015

AGENDA ITEM NO 2

APPLICATION NO 3980/15

PROPOSAL First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. (All per submitted drawings and documents).

SITE LOCATION Hempsheaf Inn, Queen Street, Stradbroke IP21 5HH

SITE AREA (Ha) 0.09

APPLICANT Mr R Passmore

RECEIVED November 6, 2015

EXPIRY DATE January 2, 2016

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason :
 - The applicant's brother is the Member for the Ward of Helmingham and Coddenham.

PRE-APPLICATION ADVICE

2. No pre-application discussions were entered into.

SITE AND SURROUNDINGS

3. The application site comprises the former Hempsheaf Inn, a grade II listed building of late C16 origin located in a prominent position within the Stradbroke Conservation Area, and which has been in use as a single residential dwelling since 1986. It is timber framed under a thatched roof, the facade and right gable end being encased in C19 brick. There is a small two-storey extension to the rear which is also thatched, together with a number of relatively recent additions including a flat-roofed extension across the rear elevation, and a pitched roof extension with further subservient element. The single-storey extension extends beyond the side of the building and has a gable elevation facing the highway. The modern rear and side single-storey extensions are faced with horizontal timber boarding painted grey. There is a large private rear garden, with further amenity/parking areas to the front.

The building fronts onto Queen Street and has vehicular access to both the north and south of the building itself. The southern access also serves a modern detached dwelling (Hazelnut House) to the rear of the

application site, accessed by a private driveway which runs between the application site and the Primary School to the south. There is a small terrace of dwellings to the north (Tinkers Cottage and 1-2 Wheatsheaf Cottages) which are also grade II listed. The site is opposite the access to the grade II listed Stradbroke Hall although the Hall is screened from view by a substantial hedge along the highway frontage.

HISTORY

4. The following planning history is relevant to the application site:

1152/12	Retention of works to the rear elevation of the single-storey addition (namely addition of timber boarding and replacement of 2no. windows with 2no. sets of patio doors and replacement of windows and door with French doors to attached outbuilding.	Listed Building Consent 7/06/12
21/86	Change of use of former public house to single dwelling	Permission 7/02/1986

PROPOSAL

5. The application seeks planning permission for the erection of a first-floor rear extension (to improve bathroom facilities) and a single-storey rear extension (to form a garden room), together with alterations to the attached single-storey side extension. There is an associated application for listed building consent for these works and other alterations for which consent alone is required. The first-floor rear extension would be built off the existing two-storey pitched roof extension, and would be linked to it via a new opening. This extension would be attached to the existing two-storey extension below eaves level, and underneath the thatch which would be unaffected by the works. A new garden room with roof lantern would be built off the rear single-storey flat-roofed extension. The existing door, windows and part of the front elevation of the pitched roof extension to the side elevation would be replaced with a larger area of specialist glazing.

POLICY

6. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

7. **Stradbroke Parish Council** – No response received;
MSDC Heritage – No response received;

LOCAL AND THIRD PARTY REPRESENTATIONS

8. The following is a summary of the representations received.

- No local or other third party representations were received;

ASSESSMENT

9. The proposal is considered to raise the following core planning issues:

Principle of development

As a householder development the proposal falls to be assessed primarily under Local Plan policies GP1, SB2, HB1, HB8 and H18, Core Strategy policies CS5, FC1 and FC1.1 and other material considerations.

Heritage - Character and appearance of the conservation area

The proposed works are primarily to the rear of the building and with the exception of the new glazing to the front elevation of the (existing) side extension would not be prominent from the public highway. The removal of the door and glazing (in the side extension) and its replacement with a large glazed area would better distinguish between the impressive historic front elevation of the former Inn and the later extension. In that respect the proposal is considered to enhance the character of the conservation area. The first-floor extension over the existing flat-roofed extension would not be considered to cause any demonstrable harm to the conservation area, and would disguise the fact that there is a further flat roofed extension attached to the rear of the building. In that respect the proposal is also considered marginally beneficial to the character of the conservation area (notwithstanding its slightly unusual jettied form and gable elevation parallel to the original). The rear garden room is a minor addition and not considered to cause any demonstrable harm. On that basis your officers are satisfied that the proposal would not be harmful to the character or appearance of the conservation area, and are satisfied that it accords with Local Plan policy HB8.

Heritage – Character, Setting and Significance of the listed building

The main element of the proposal is the rear extension at first-floor level over the existing flat-roofed extension. This extension is slightly unusual in that it is partly jettied over the existing flat-roofed elevation, and includes gable elevations to the north and south (parallel to the original building), rather than to the rear (west) in keeping with that of the existing two-storey extension. Despite this slightly uncharacteristic form the historic core of the building and its impressive facade would be largely unaffected as the new extension would simply be constructed off the existing flat-roofed extension and the relatively modern two-storey rear extension. The setting of the south elevation is also adversely affected to some extent by the relatively poor quality buildings at the Primary School to the south. Whilst your officers would generally expect a more traditional

arrangement omitting the miniature 'cross-wing', the proposed arrangement allows a bathroom to be added without any works to the historic core or loss of historic fabric. This is considered in further detail in the associated application for listed building consent. Taking the above factors into account your officers are satisfied that the proposal would not be materially harmful to the character, setting or significance of the subject building, or of any other listed buildings in the locality. The proposal is therefore considered to accord with Local Plan policy HB1 and the NPPF insofar as it relates to the protection of heritage assets.

Residential Amenity

A single bathroom window at first floor level would face towards the side elevation of Hazelnut House to the rear, however this would not be considered to cause any privacy or other amenity issues due the length of the rear garden (in excess of 30m) and being glazed with obscured glass. The proposed development would not cause overshadowing, nor would it present an overbearing or oppressive outlook to the occupiers of any other dwellings. On that basis your officers are content that the proposal would not be materially harmful to the amenities of the occupiers of any dwelling in the vicinity and that it accords with policies GP1, H18 and SB2 in this respect.

Protected Species and Biodiversity

The site is laid to lawn, tended gardens and hardstanding, and the proposal would not be anticipated to cause any harm to protected species or their habitat.

Summary

This is a minor proposal that would not cause demonstrable harm to any matter of planning substance. It is considered to accord with adopted development plan policies when considered 'in the round' and with the principles of the NPPF. Your officers are satisfied there are no material considerations that would outweigh the presumption that planning permission be granted. The application drawings and documents are sufficiently detailed that no site-specific conditions are considered necessary on this application for planning permission. Matters relating to historic fabric are assessed on the associated application for listed building consent.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

- Standard time limit;
- Approved documents.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
HB1 - PROTECTION OF HISTORIC BUILDINGS
H18 - EXTENSIONS TO EXISTING DWELLINGS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: