

Title:

Reference:

Site:



MID SUFFOLK DISTRICT COUNCIL

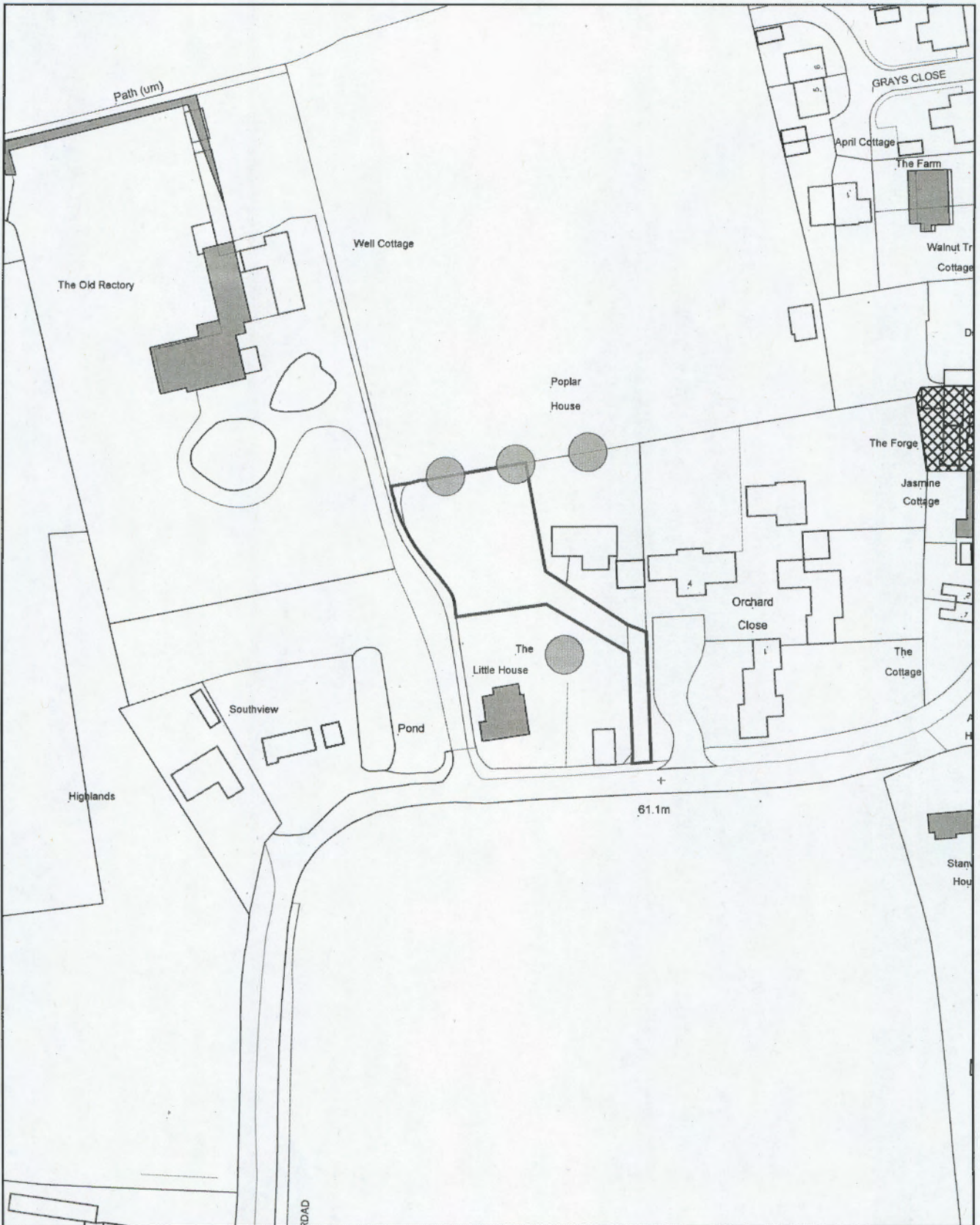
131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:1250

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Date Printed : 24/01/2017



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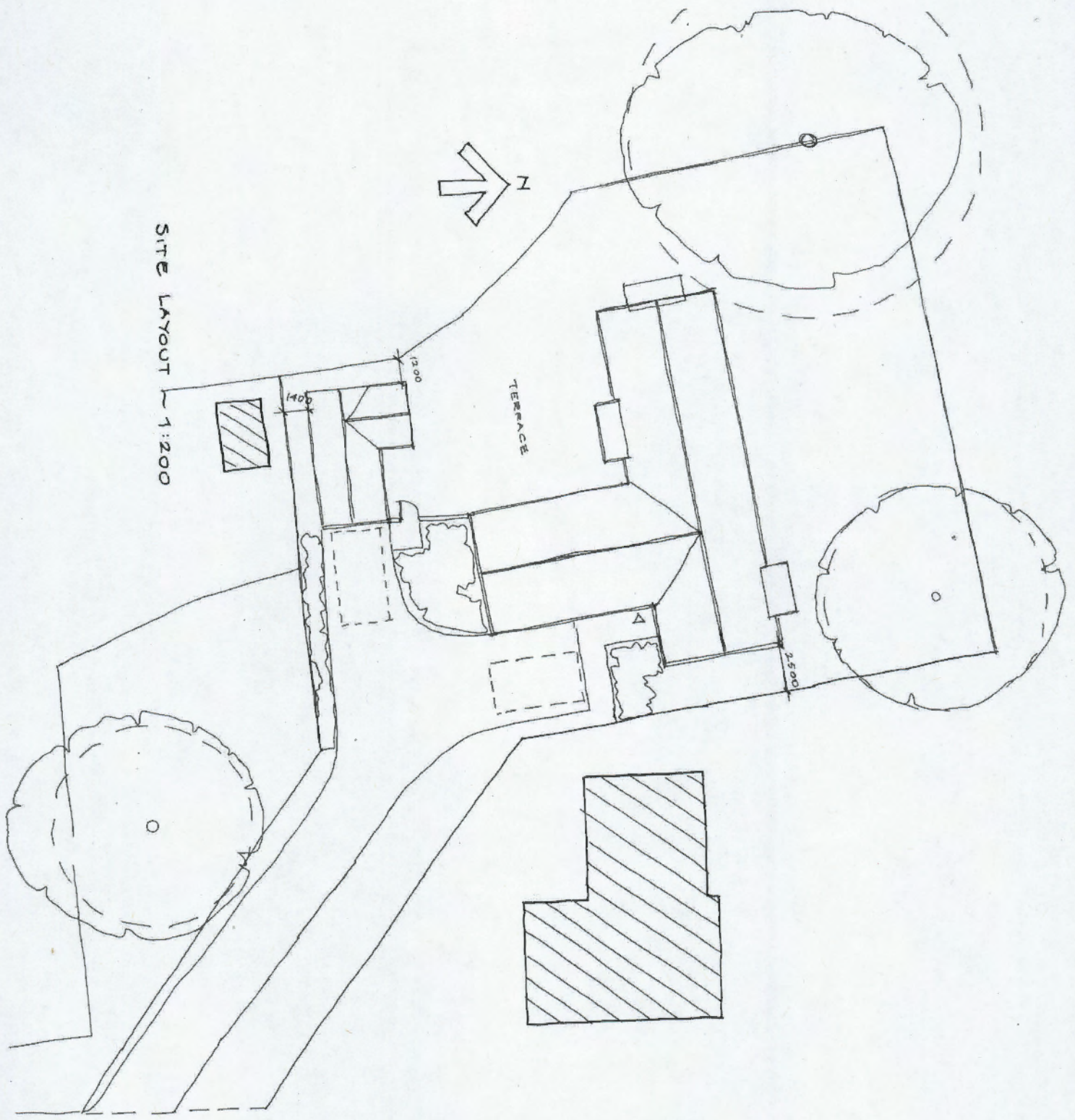
PHIL COBBOLD PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



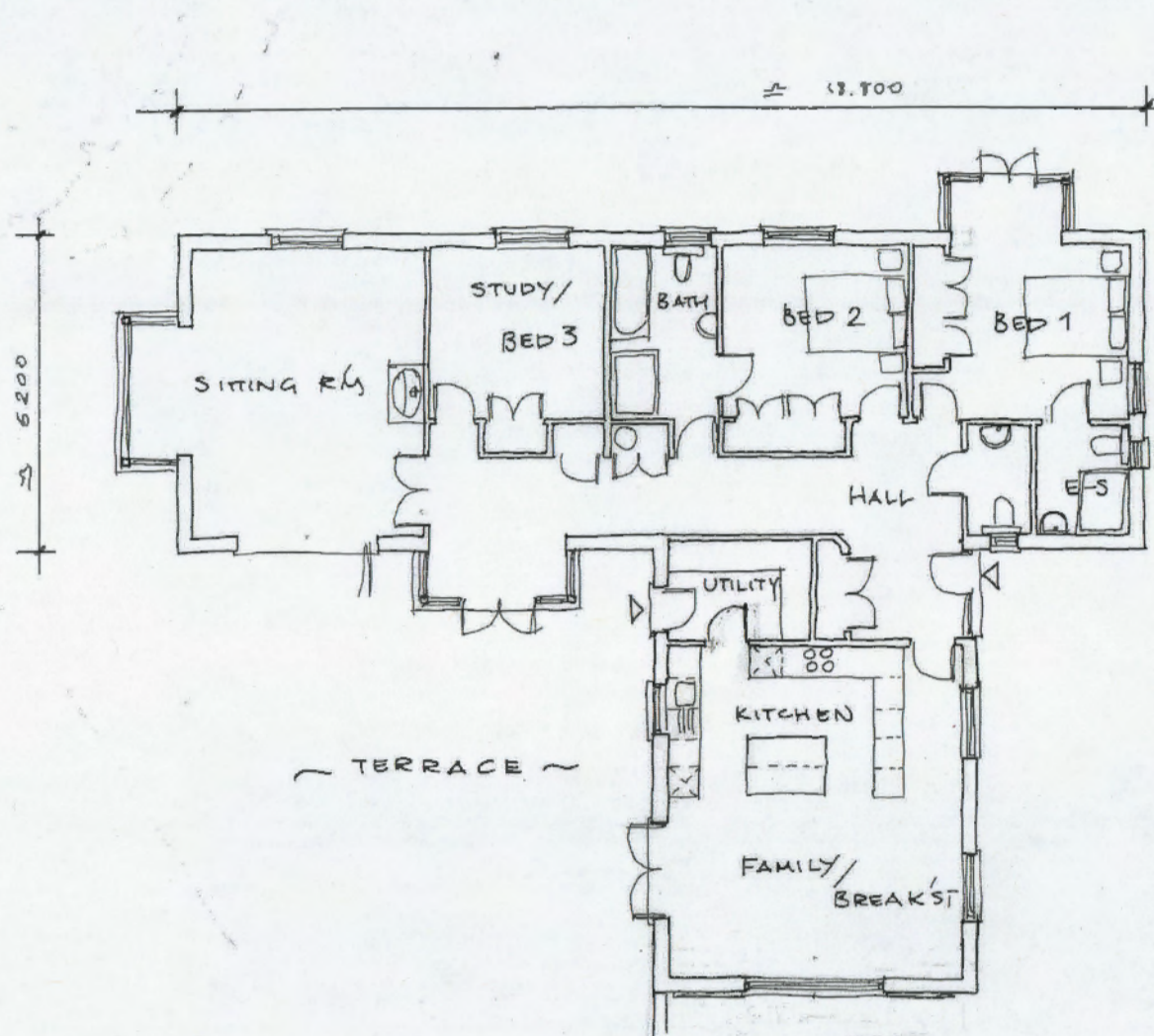
ERECTION OF SINGLE-STOREY DWELLING WITH GARAGE LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM. Location Plan Scale 1:1250

 Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



Client	BURGESS HOMES LTD	Scale:	1:200	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM	Date:	AUG 2016	
Drawing:	DETAILED PLANNING	Contract:	4194 Drg No. 10 ^	

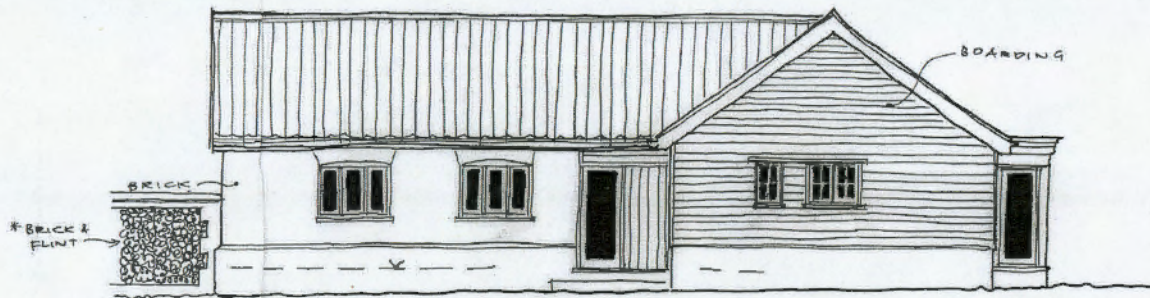
15



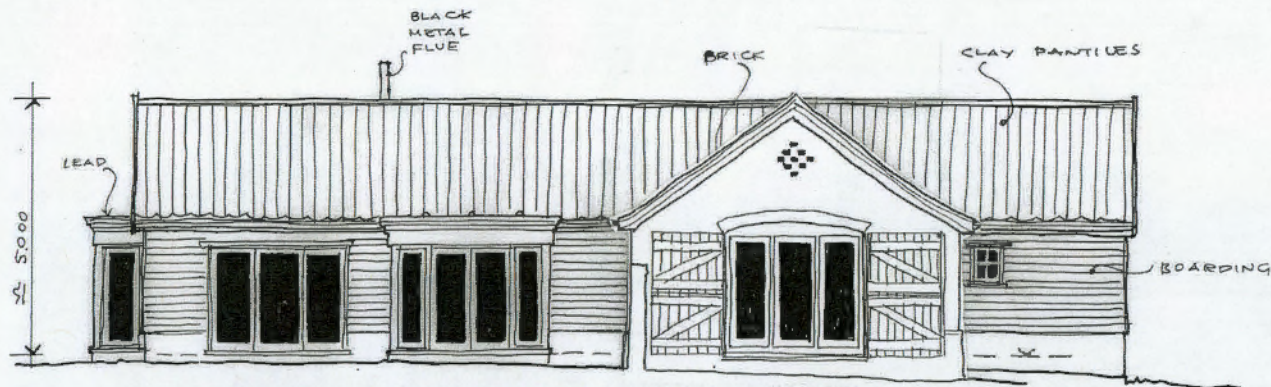
FLOOR PLAN ~ 1:100

52

Client	BURGESS HOMES LTD	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM	Date:	AUG 2016	
Drawing:	DETAILED PLANNING	Contract:	4194 Drg No. 11	



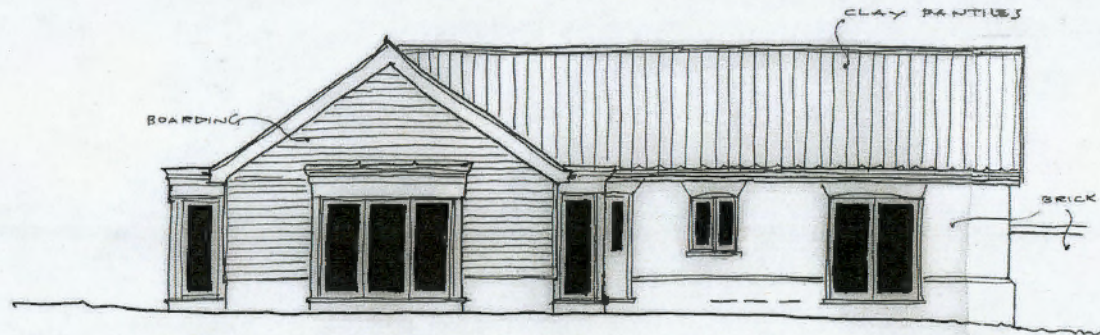
EAST ELEVATION ~



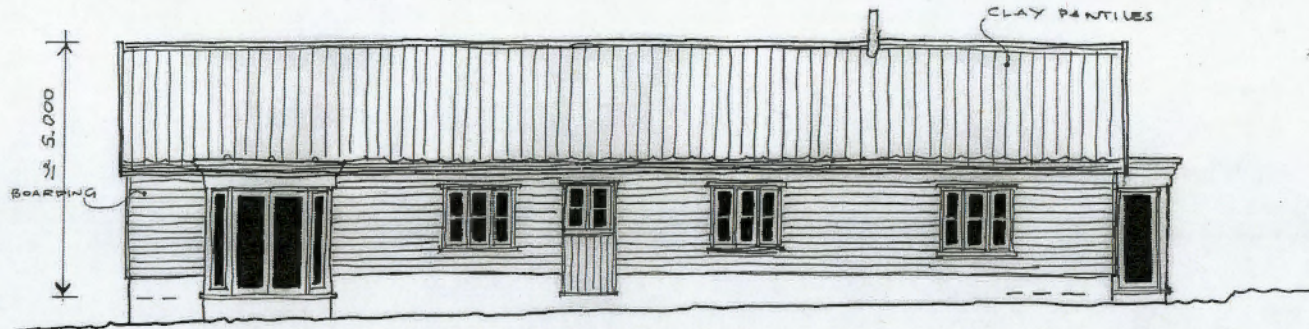
SOUTH ELEVATION ~ 1:100

53

Client	BURGESS HOMES LTD	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM	Date:	AUG 2016	
Drawing:	DETAILED PLANNING	Contract:	4194 Drg No. 12	



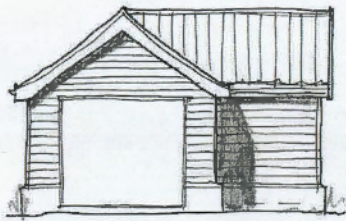
WEST ELEVATION ~



NORTH ELEVATION ~ 1:100

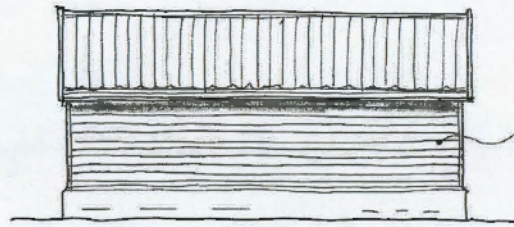
54

Client	BURGESS HOMES LTD	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM	Date:	AUG 2016	
Drawing:	DETAILED PLANNING	Contract:	4194 Drg No. 13	



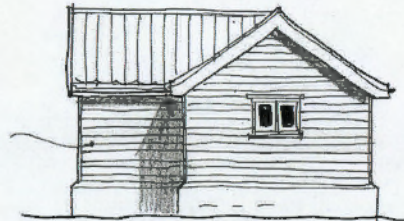
EAST ELEVATION ~

3.800

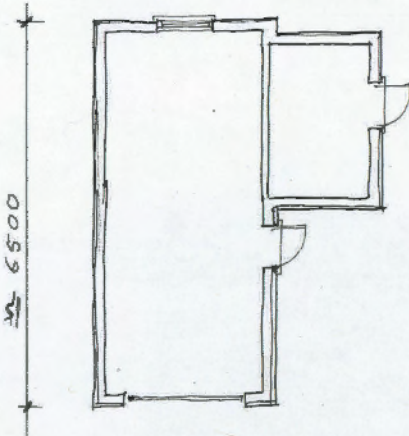
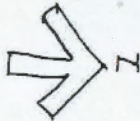


SOUTH ELEVATION ~

BOARDING

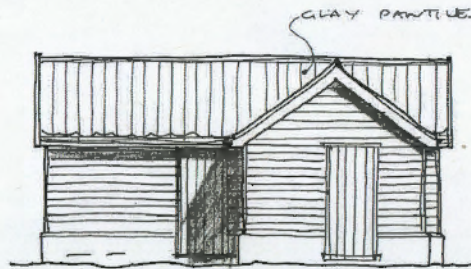


WEST ELEVATION ~



6.500

GARAGE PLAN ~ 1:100



CLAY PANTILES

NORTH ELEVATION ~

55

Client	BURGESS HOMES LTD	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT LITTLE HOUSE, FINNINGHAM ROAD, GISLINGHAM	Date:	AUG 2016	
Drawing:	DETAILED PLANNING	Contract:	4194 Drg No. 14	

ARBORICULTURAL REPORT

- CONTENTS:**
 1. INTRODUCTION
 2. TREE SURVEY
 3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT
 4. TREE PROTECTION

1. INTRODUCTION

Background: LSDP were appointed to prepare an Arboricultural Survey & Report to satisfy Local Authority requirements in respect of the proposed development at 'Little House', Finningham Rd, Gillingham. The survey results were recorded in June 2016.

The Site: The site comprises the northern part of the garden curtilage of 'Little House'. To the north the site is bordered by an open field, to the east by a neighbouring residential property and to the west by a drive-way serving 'The Rectory'.

2. TREE SURVEY

Generally: Ten individual trees and four groups of trees were recorded in the survey; the rationale for their categorisation in accordance with BS 5837: 2012 is outlined below.

'A' Category Trees & Hedges: (Trees of high quality with an estimated remaining life expectancy of at least 40 years):

- T7 Goat Willow: This is a mature multi-stemmed tree located on the edge of the neighbouring Rectory site. The tree has a low, broad crown which provides a good level of screening and enclosure to the site. The tree is also unusually large for its species, and it is therefore recorded as 'A1 / A2' category (high arboricultural and landscape value).
- T9 Oak: This tree is located on the northern boundary and appears, along with the T8 ash, to be a remnant of a former agricultural field boundary. The tree provides screening and enclosure to the site and contributes to local landscape character; it is recorded as 'A2' category (high landscape value).

'B' Category Trees (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years):

- T1 Walnut: This tree is located in the garden area to the east of 'Little House' where it contributes to the leafy, mature character of the surroundings; it is recorded as 'B2' category (moderate landscape value).
- G3 Laurel: This group/hedge is located mostly on the edge of the neighbouring Rectory site. It has produced rooted layers extending into the edge of site. The group provides low level screening and enclosure and is recorded as 'B2' category (moderate landscape value).

'C' Category Trees (Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm):

- T8 Ash: This is a large mature tree, located on the northern boundary. This tree makes a similar landscape contribution to the adjacent T9 Oak, however it is in declining condition, apparently as a result of Chalara ash die back. Its remaining contribution is anticipated to be less than 20 years and therefore it is recorded as 'C' category (low landscape value), rather than 'A' or 'B' category.
- The remaining trees are mixture of piceae/mixed domestic plantings and natural generation; none are considered to be of particular arboricultural, landscape or conservation merit.

3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT

Removal of Trees: As part of the development it is proposed to remove trees T2, T4, T5, G2 and G4. These are 'C' category trees of no special merit and their removal will not have any significant adverse impact on the arboricultural quality of the site, or its contribution to the surrounding landscape.

Proximity of Development to Root Protection Areas (RPA's): The proposal will require some minor encroachment into the RPA's of T8 Ash and T3 Silver birch; to accommodate building and paving construction. Given the limited extent of the encroachments it is considered that the construction will not have any significant impact on the trees.

Proximity of Development to Tree Canopies: As part of the development proposal, the canopy of the T8 ash will be reduced by approximately 2m spread and 4m height; the outer canopy of the tree is becoming sparse, apparently as a result of Chalara ash die back and the reduction will improve the appearance of the tree in the short term and will also significantly reduce the existing potential hazard of having a declining tree overhanging domestic garden.

The proposed layout allows adequate space around trees indicated for retention, to accommodate future growth and minimise potential issues with shading / perception of hazard in relation to dwellings and amenity spaces. The garden area to the north of the building should receive reasonable levels of sunlight, particularly through summer months; the proposed building is a bungalow and as such it will cast a limited shadow; given appropriate consideration to design and layout of the space, it is considered that the external areas can provide attractive and useable domestic amenity spaces as indicated on the drawing.

4. TREE PROTECTION

Generally

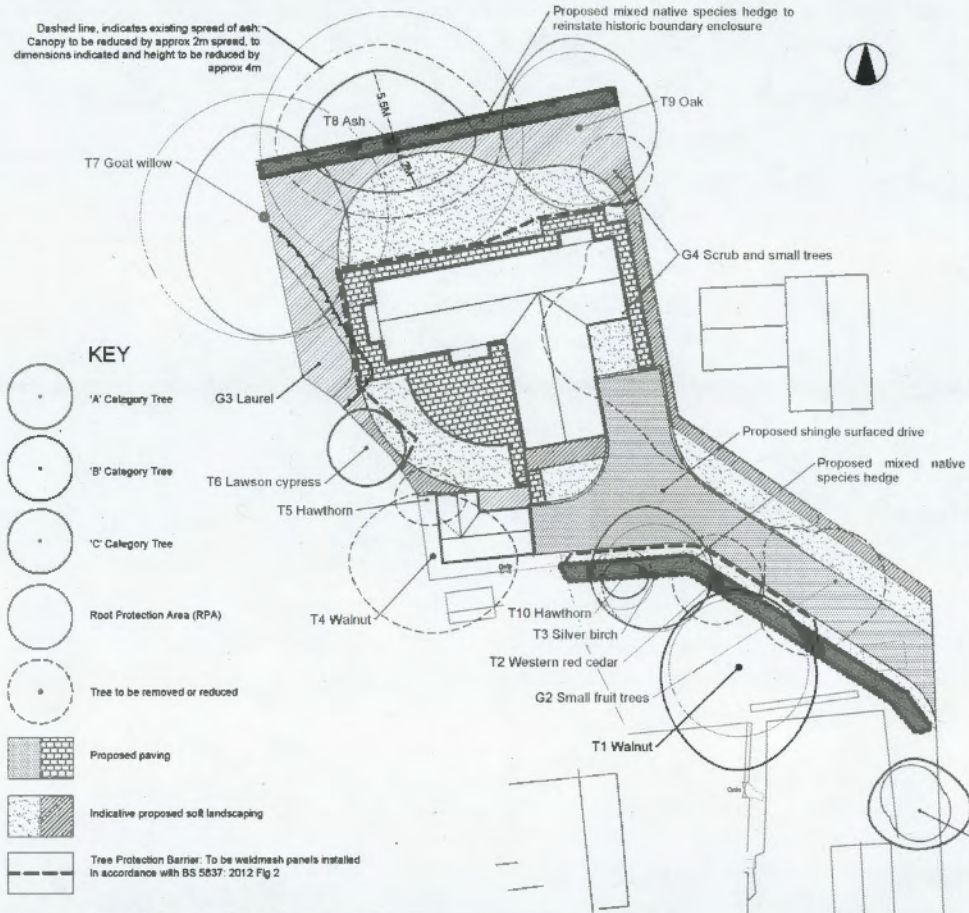
Before any machinery or materials are brought onto site and before any demolition, development or stripping of soil commences, the Root Protection Area (RPA) indicated on the drawing shall be set out and the Protective Barriers must be installed as shown on the drawing. The Protective Barriers shall not be removed or altered without prior recommendation by an arboricultural and approval of the local planning authority.

The areas protected by fencing and ground protection shall be subject to the following restrictions:

- Existing soil levels within the protected areas shall not be altered.
- No excavation of any kind shall take place within the protected areas.
- The protected areas shall not be used for storage of any kind.
- No vehicles or machinery shall be allowed into the areas protected by fencing.
- Should the developer require the above restrictions to be breached for unforeseen reasons, an appropriate method of works must be agreed with the Local Authority prior to any works taking place within the protected areas.

Protective Barriers

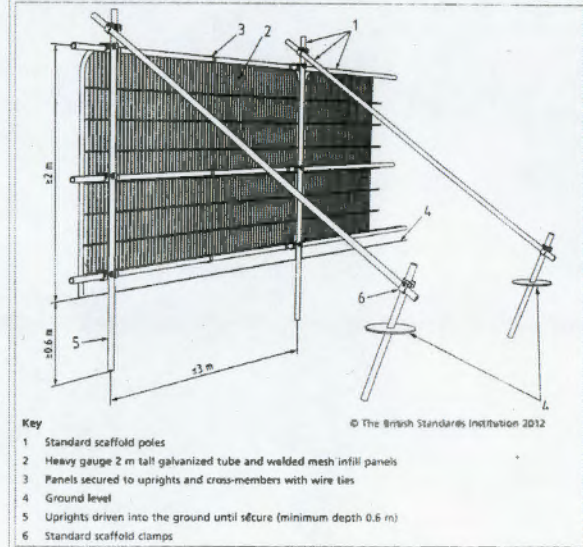
Protective Barriers shall be erected to prevent access into designated areas around retained trees. Once installed, all weather notices shall be attached to the each barrier with words such as: "Construction Exclusion Zone - No Access". Protective Barriers shall be erected in accordance with BS5837: 2012 - See Fig 2.



Ref	Species	Stem Dia (mm)	Height (m)	Can. other (m)	Bir. clear (m)	Age Class	Physiology	Structural Condition	Arboricultural Value	Landscape Value	Cultural / Conservation Value	General observations	Useful Life	Grade	
T1	Walnut	450	10	2.5	3S	MA	N	F	L	M	L	Located in lawn area. Stem leans approximately 20 degrees west. Some decay in stem associated with pruning cuts.	20+	B2	
T2	Western red cedar	950	15	3	N/A	M	N	F	L	L	L	Located in lawn area.	40+	C2	
T3	Silver birch	350	15	3	1W	M	N	F	L	L	L	Located on edge of cleared area. Sparse canopy.	40+	C2	
T4	Walnut	400	10	3	4W	M	N	F	L	L	L	Located adjacent to garden wall.	20+	C2	
T5	Hawthorn	200	8	0.5	N/A	Y	N	F	L	L	L	Located adjacent to garden wall.	40+	C2	
T6	Lawson cypress	250	8	2	N/A	M	N	F	L	L	L	Located on edge of neighbouring garden.	20+	C2	
T7	Goat willow	800	13	4	N/A	N/A	N	F	L	H	M	Located on edge of neighbouring garden, approximate dimensions recorded.	40+	B2	
T8	Ash	850	18	5	5S	M	N	F	L	H	M	Located on northern boundary, adjacent to arable field. Stem bifurcates at 1.5m height, with vegetative growth below union, by dead. Sub leader on eastern side has fallen. Signs of 'Chalara' die back disease.	10+	C2	
T9	Oak	500	10	1.5	1.5	W	M	N	F	L	H	M	Located on northern boundary, adjacent to arable field.	40+	A2
T10	Hawthorn	200	7	2	N/A	Y	N	F	L	L	L	Young tree located adjacent to T3 silver birch.	40+	C2	
G1	Himalayan birch	200	8	2	N/A	Y	N	F	L	L	L	Three young trees planted together, adjacent to drive-way.	40+	C2	
G2	Small fruit trees	200	8	1	N/A	M	N	F	L	L	L	Group of small trees; species include pear, blackthorn and elder located on garden boundary.	20+	C2	
G3	Laurel	200	4	7	0	2N	M	N	F	L	M	L	Perennating plant located on edge of neighbouring site, with layered (rooted) growth spreading into site.	40+	B2
G4	Scrub and small trees	150	3	5	0	N/A	Y	N	F	L	L	L	Over growing group of trees on north east boundary. Includes laurel, holly, elder, apple and Leyland cypress.	20+	C2

BS 5837: 2012

Figure 2 Default specification for protective barrier



56

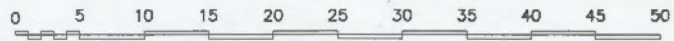
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revisions:
 A. 08.12.16 Minor alterations

Land & Sculpture Design Partnership
 LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

CLIENT: Burgess Homes Ltd
 SITE: Little House, Gillingham
 DRG: Tree Survey & Constraints Plan
 DRN BY: GH
 SCALE: 1:200 @ A1
 DATE: July 2016
 No: LSDP 11391.01 Rev A

OCTAGON HOUSE, THE WATER RUN, HITCHAM, IPWICH, IP17 7LN
 T. 01493 740272 E. LSDP@hitcham.com



Consultee Comments for application 4402/16

Application Summary

Application Number: 4402/16

Address: The Little House, High Street, Gislingham, IP23 8JG

Proposal: Erection of detached single storey dwelling with detached garage utilising existing vehicular access.

Case Officer: Stephen Burgess

Consultee Details

Name: Mr Terry Williams

Address: Meadow View 4 Sunnybrook Close, Gislingham, Eye IP23 8BG

Email: terry.williams1947@gmail.com

On Behalf Of: Gislingham Parish Clerk

Comments

At a Parish Council meeting held on 21st November 2016 it was unanimously decided to support the application.

From: David Pizzey
Sent: 16 December 2016 11:01
To: Stephen Burgess
Subject: 4402/16 The Little House, High Street, Gislingham.

Stephen

Having visited site my concerns remain regarding the proximity of this proposal to the protected trees at the rear of the plot. Whilst the accompanying arboricultural report identifies measures to help lessen direct impact upon the trees I am not satisfied that it adequately addresses their above ground attributes which will have an adverse impact on living conditions and usability of the garden. Furthermore, Oak T3 has a low broad spreading crown and will not have adequate space for future growth without significant pruning. Accordingly in my view the layout design of this proposal does not provide suitable integration of new development with the natural environment and is likely to result in pressure to fell or ongoing pruning. Such requests will be difficult for the Council to resist and would threaten the value of the trees and consequently the character and appearance of the local area. As a result I am unable to support the application in its current form.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: Stephen Burgess
Sent: 13 December 2016 09:33
To: BMSDC Planning Area Team Blue; David Pizzey
Subject: FW: Planning application 4402/16 - Erection of detached single storey dwelling with detached garage utilising existing vehicular access. The Little House, High Street, Gislingham, IP23 8JG

Michelle,

Please log this revised plan.

David,

Any comments ?

Thanks

Stephen Burgess
Planning Officer - Development Management
Mid Suffolk & Babergh District Councils - Working Together

MSDC Tel. 01449 724531

From: David Pizze
Sent: 10 November 2016 11:40
To: Stephen Burgess
Cc: Planning Admin
Subject: 4402/16 The Little House, Gislingham.

Stephen

The tree survey accompanying this application provides a generally accurate record of the trees on site. However, it does not assess the impact of the development on the trees or identify appropriate methods for their protection. Whilst such measures might minimise the likelihood of damage during construction I am also concerned that the proximity of the dwelling to the trees could result in undesirable living conditions for future occupiers, particularly domination of garden space and levels of light to the rear of the property.

Furthermore, a number of trees affected by the proposal are subject to a TPO (Ref: MS 283) and I note that one of these, Ash T8, is not shown on the site layout plan, presumably intended for removal? This tree should be retained unless good reason is provided to justify its felling.

Please let me know if you require any additional information.

David

David Pizze
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizze@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 09 November 2016 10:29
To: David Pizze
Subject: Consultation on Planning Application 4402/16

Correspondence from MSDC Planning Services.

Location: The Little House, High Street, Gislingham, IP23 8JG

Proposal: Erection of detached single storey dwelling with detached garage utilising existing vehicular access.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

From: Philippa Stroud
Sent: 09 November 2016 16:59
To: Planning Admin
Cc: Stephen Burgess
Subject: 4402/16/FUL The Little House. High Street, Gislingham - Land Contamination

WK/186430

Ref: 4402/16/FUL EH - Land Contamination
Location: The Little House, High Street, Gislingham, IP23 8JG
Proposal: Erection of detached single storey dwelling with detached garage utilising existing vehicular access.

Thank you for the opportunity to comment on the above application.

I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards,

Philippa Stroud
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724724

Email: Philippa.Stroud@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	4402/16 Little House, Gislingham	
2	Date of Response	6.12.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • less than substantial harm to a designated heritage asset because it would detract seriously from its setting. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Earlier this year the Heritage team advised a different agent that erection of a dwelling on this site would not be supported because of harm to the setting of Little House and of Suryodaya.</p> <p>Little House is a thatched house of medieval date, originally with an open hall, subsequently floored over. It was extended to the rear in the 1600s but is unusually small in scale, having at some point been shortened at the west side. It stands close to the road with garden to its rear and east. Its plot has been curtailed by insertion of a dwelling to the north-east following a permission granted in 2001 (without objection from Conservation).</p> <p>To the west the cottage is flanked by a wall along the drive to Suryodaya, a large detached house of 1791 in red brick, which served as the Rectory. The house is flanked by short lengths of garden wall, making an imposing architectural statement to the south frontage. The drive, flanking brick wall, and layout to the south combine to give a formal character to the setting complementing the strict classical symmetry of the house's architecture.</p> <p>Insertion of a further dwelling at the application site would adversely affect the setting of both listed buildings. For Little House, it would lose its last remaining direct relationship with surrounding countryside. Instead it would become enveloped as part of the continuous 1900s</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>tandem development of the growing village. For these reasons this further subdivision is far more harmful than the first. The house's plot was unchanged from about 1900 up to 2001, and is likely to represent its historic plot; the proposal would further separate the house from its associated land.</p> <p>The encroachment of denser, tandem development up to the drive of Suryodaya would also detract from the sense of spacious detachment which is part of the designed layout to the south frontage.</p> <p>Harm to the significance of the heritage assets would be moderate in degree. There are no evident benefits to the listed buildings, and other public benefits are limited and could be achieved by other means with less harm. Harm to the heritage assets is therefore considered not to be justified in the terms of the NPPF.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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Consultation Response Pro forma

1	Application Number	4402/16 additional comment Little House, Gislingham	
2	Date of Response	18.1.17	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • less than substantial harm to a designated heritage asset because it would detract seriously from its setting. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The agent has submitted a critique of the Heritage comment which requires correction. The Heritage comment is unchanged.</p> <p>Taking the agent's points in turn, pre-application advice stands whether or not the present applicant or agent saw fit to seek it. There seems to be an implication that a more favourable view would have been given to this scheme at pre-application stage.</p> <p>The agent's approach to setting is not in accordance with the established approach set out in Historic England's guidance, which has been endorsed in the Barnwell Manor case by the High Court. That case turned on (among other things) the Inspector's inadequate approach to the assessment of setting and the proposal's impact on setting.</p> <p>Nowhere does that guidance propose a fundamental distinction between the experience of an asset from public areas and that from private areas in understanding the extent of setting or any impacts. To assert that setting is limited to what can be seen from public viewpoints is a serious error, although when referring to Suryodaya the agent seems to acknowledge that the site does lie within its setting, despite not being in private or public view. In fact Historic England's guidance on setting leaves no doubt that to rely solely on visibility in either defining setting or assessing impact is an inadequate approach.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>Little House's relationship with undeveloped countryside to the front is compromised by the road and is not considered immediate. The land to the north has the character and amenity of a field and as such makes a contribution to the setting of the listed buildings.</p> <p>The erection of fencing and lack of maintenance on the site reflect the occupants' own preferences, and are not matters that deserve weight in a planning decision.</p> <p>It is well known that list entries are intended to identify the building listed, not to define its significance, special interest or setting, which is the duty of the applicant in any relevant application.</p> <p>"Moderate" harm is greater than little and less than great. The Heritage team rates the degree of harm above "low". While there is not an official glossary for the rating of harm, we would avoid the word "significant" as it is used in different contexts to mean 'just enough to register but not material' and 'quite a lot', and because of the special use of the word 'significance' in heritage matters. "Demonstrable" does not seem to usefully describe the degree of harm, which should all be demonstrable.</p> <p>The more important point about harm is that it has been explicitly established by the courts that the statutory duties in the PLBCAA 1990 amount to a strong presumption against <u>any</u> harm to a listed building or its setting; even low harm is to be given 'great or considerable' weight, as is stated in the NPPF. The provision of a single dwelling has some public benefit, but in Heritage's view considerably short of outweighing harm to designated heritage assets.</p> <p>In Heritage's view, the design of the dwelling would not offer enough mitigation to outweigh harm.</p> <p>The existing dwelling would lose much of its remaining plot, would become part of a continuous 1900s/2000s urbanising development, and would no longer dominate the land associated with it. According to the Tree Officer the proposal would also pose a risk to trees, further eroding the rural character of the setting of the two listed buildings.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p>	

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	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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66

Your Ref: MS/4402/16
Our Ref: 570\CON\3784\16
Date: 25/11/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Stephen Burgess

Dear Stephen

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4402/16

PROPOSAL: Erection of detached single storey dwelling with detached garage utilising existing vehicular access

LOCATION: The Little House, High Street, Gislingham, IP23 8JG

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drg No. 10A 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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_4402
Date: 29 November 2016

For the Attention of Stephen Burgess

Dear Mr Isbell

Planning Application 4402_16 The Little House High Street Gislingham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to an Anglo-Saxon cemetery and Roman and medieval artefact scatter (GSG 010). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the

site investigation

- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Archaeological Officer
Conservation Team

**PHIL COBBOLD
PLANNING LTD**

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com

Mr S Burgess
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

Your Ref: 4402/16

My Ref: 924

12 December 2016

Dear Stephen,

Erection of detached single storey dwelling with detached garage utilising existing vehicular access.

The Little House, High Street, Gislingham, IP23 8JG

I refer to Paul Harrison's (PH) comments regarding the above planning application.

I understand that PH may have given pre-application advice, however that advice was not to the applicant and it was not in relation to the current scheme which has been carefully and sensitively designed to respect the character and setting of its locality.

I do not agree that the development would cause material harm to the setting of Suryodaya (Old Rectory) or Little House. It is an established principle, confirmed in the NPPF, that the 'setting' of a listed building (heritage asset) is defined by the surroundings in which it is experienced.

Photograph No1 (overleaf) illustrates the main setting (public experience) of Little House which is the view of the property from Finningham Road. The proposed dwelling would not be visible in this setting.



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

Photo 1



Photograph No2 illustrates the experience of Suryodaya from the public realm. The proposed dwelling will have no impact whatsoever on this experience as it will be screened from view by Little House and the walled entrance to Suryodaya.

Photo 2



Photo 3



Photograph No3 is taken from the application site looking north-west towards Suryodaya and illustrates the enclosure and landscaping features which will separate the listed building from the proposed dwelling. This photograph clearly demonstrates that anyone experiencing Suryodaya from within its curtilage would not have that experience affected by the proposed dwelling.

PH alleges that the proposed dwelling would mean that Little House “*would lose its last remaining direct relationship with surrounding countryside*”. This is not true. Little House has a direct and open relationship with the countryside to the front (south) which is agricultural land. Its ‘connection’ with the fields to the front is more important than the land at the rear as the land to the rear is not readily visible in the public’s experience of the building. Furthermore, the land to the rear of Little House is not open countryside, it is an area of maintained and fenced amenity land.

It is also important to note that the application site itself has been fenced off from Little House for some time, it is overgrown and not used as part of the garden of Little House from which it is divided. The fencing is illustrated in Photographs 4 and 5.



When considering the impact of a building on the setting of a heritage asset it is also important to assess the degree to which the setting makes a contribution to the significance of the asset. In this case, it is clear from the listing descriptions for Little House and Suryodaya that their significance arises from their age, architecture and means of construction. The listing descriptions make no reference to the space around the buildings as being of importance to their significance.

PH's concluding comments state "*Harm to the significance of the heritage assets would be moderate in degree*". Not significant or demonstrable, but moderate. Paragraph 134 of the NPPF states "*Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*". In this case, I do not consider that there would be any material harm to the significance of the heritage assets. However, if you agree with PH, any 'moderate' harm is more than outweighed by the public benefit of providing a new family home in an area where there is currently a significant undersupply of new housing.

You will have seen from the Planning Statement that the design philosophy has been to achieve a building with the scale, form and appearance of a converted outbuilding and I note PH has not raised any objections to the design of the proposed dwelling.

Yours sincerely

Phil Cobbold

Application Comments for 4402/16

Application Summary

Application Number: 4402/16

Address: The Little House, High Street, Gislingham, IP23 8JG

Proposal: Erection of detached single storey dwelling with detached garage utilising existing vehicular access.

Case Officer: Stephen Burgess

Customer Details

Name: Mr Christopher Pitt

Address: Poplar House Finningham Road, Gislingham, Eye IP23 8JG

Comment Details

Commenter Type: Interested Party

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I live at Poplar House. My drive will be used for access to the new build. Presently there is Right-of-Way access for The Little House but that has never been exercised until now. As the only access to the new build will be using the (now) shared driveway we need to ensure that:

- a. During the build there is no obstruction to vehicular access to Poplar House.
- b. The driveway is made good following completion of the build.
- c. Fencing separating the properties is adequate and coherently standardised.
- d. Shared maintenance costs for the shared driveway are legally established.