

1.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 02 December 2015

AGENDA ITEM NO 1.
APPLICATION NO 2936/15
PROPOSAL Retention of garden shed and tool shed
SITE LOCATION Lydgate Cottage, Birds Green, Rattlesden IP30 0RT
SITE AREA (Ha)
APPLICANT Mr & Mrs Sullivan
RECEIVED August 18, 2015
EXPIRY DATE October 14, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. This application was received following an invitation from the Enforcement Team after a complaint was received about unauthorised works to the dwelling.

SITE AND SURROUNDINGS

2. Lydgate Cottage is a mid terrace, thatched, two storey, rendered cottage. The row of cottages is Grade II Listed for Group Value. The cottages are located with the Conservation Area of Rattlesden in Birds Green.

Lydgate Cottage has a small north facing rear garden bounded by 1.8m high close boarded fencing.

HISTORY

3. The planning history relevant to the application site is:

2937/15 Retention of 2no. replacement rear ground floor windows Withdrawn 14/10/2015

PROPOSAL

4. The proposal seeks planning permission for the retention of a garden shed and a small tool store. Both structures are constructed of timber and finished with black timber weatherboard with felt roof. The garden shed measures 2m in depth, with a width of 4m and has a dual pitched roof with a height of 2.9m. The tool shed is 0.6m in depth, with a width of 1.0m and has a mono pitched roof

with a height of 1.5m. Both structures are located on the site boundary with Teazel Cottage.

POLICY

5. **Planning Policy Guidance** - See Appendix below.

CONSULTATIONS

6. **Rattlesden Parish Council** - Objection raised to the retention of the garden shed because of its height and proximity to the boundary and overshadowing of the neighbouring property.

MSDC - Heritage - The erection of these sheds required planning permission, by virtue of their location within the curtilage of a listed building, but not listed building consent. Although photographs submitted with the application show that the rear garden with these sheds in place has a very cramped and crowded appearance, the sheds are not, in themselves, unusually large or particularly incongruous in this domestic setting. Given that they are in the rear garden and are not visible from any significant public vantage point, my assessment is that they are not harmful to the setting or significance of the listed building and the heritage team raises no objection to their retention. As they are already in place, there are no heritage-related conditions that are appropriate in this instance.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Teazel Cottage, Birds Green, Rattlesden - Objection to proximity of building to boundary and size which is causing overshadowing in the garden.

ASSESSMENT

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

Principle of Development - The principle of the erection of residential outbuildings is supported subject to compliance with Local Plan policies GP1, H16, SB2, HB1, HB8 and Core Strategy policies CS5, FC1 and FC1.1 and other material considerations. Relevant Local Plan policies set out are considered to be consistent with paragraphs 17, 131 and 132.

Residential amenity - The garden shed and tool store are modest domestic garden buildings appropriate in the domestic garden of this property. They are located on the boundary with Teazel Cottage and the shed, because of its height results in a shadow during the day to the garden of Teazel Cottage. However, the garden is north facing and therefore the impact of the shed to the garden would only be at the end of the day when the sun is in the west. Before the shed was erected there was overshadowing from the 1.8m high close boarded fence. This slight loss of light to the garden from the slight increase from the shed over the existing fence is acceptable.

Heritage - The Heritage Team confirm that the shed does not cause harm to the listed building because the shed is located to the rear of the building and

therefore not affecting the setting or significance of the Listed Building or the Conservation Area.

Summary - A garden shed is not an alien feature within the garden of a dwellinghouse. The garden is small but the shed, in this case, is acceptable in terms of its affect on the setting of the listed building and also the loss of light that is created from the roof of the shed. Approval of the garden shed and tool store is recommended.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

Approved Plans

Philip Isbell
Corporate Manager - Development Management

Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB1 - PROTECTION OF HISTORIC BUILDINGS
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
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 **1** interested party(ies).

The following people **objected** to the application

[REDACTED]

4.

The following people **supported** the application:

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