

Title: Committee Site Plan - Green Grade I LB * CHURCH

Reference: 3778/15

Site: Sunnyside Cottage
Church Lane Yaxley IP23 8BU



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

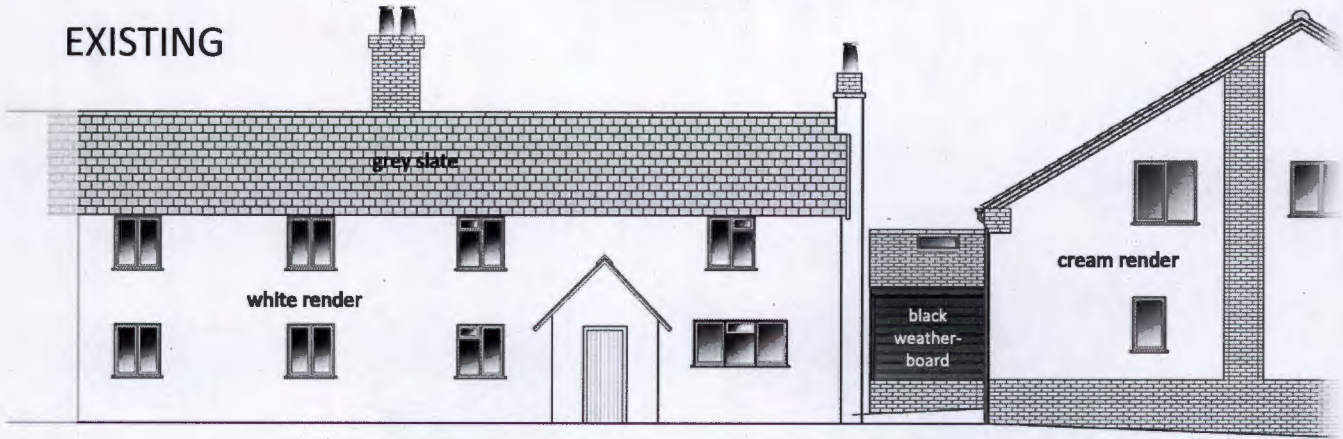


SCALE 1:1250

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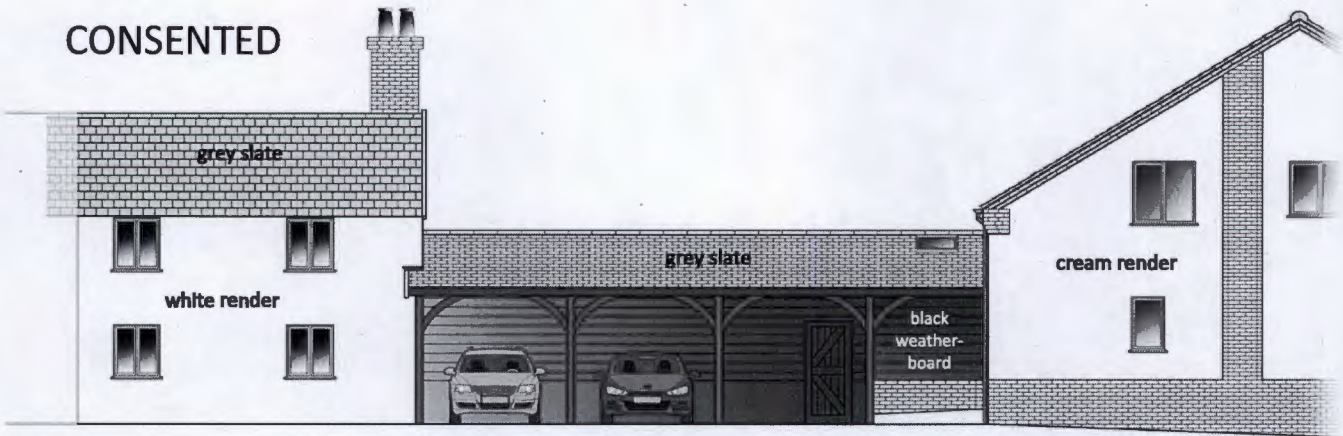
3778/15 10

EXISTING



● ————— OLD COTTAGE ————— ● ————— NEW HOUSE —————>

CONSENTED



PROPOSED



scale 1:100
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed West elevation
(partial, as material change affects only the link between old cottage and new dwelling)

DRAWING 04 ver.1 (6 October 2015)

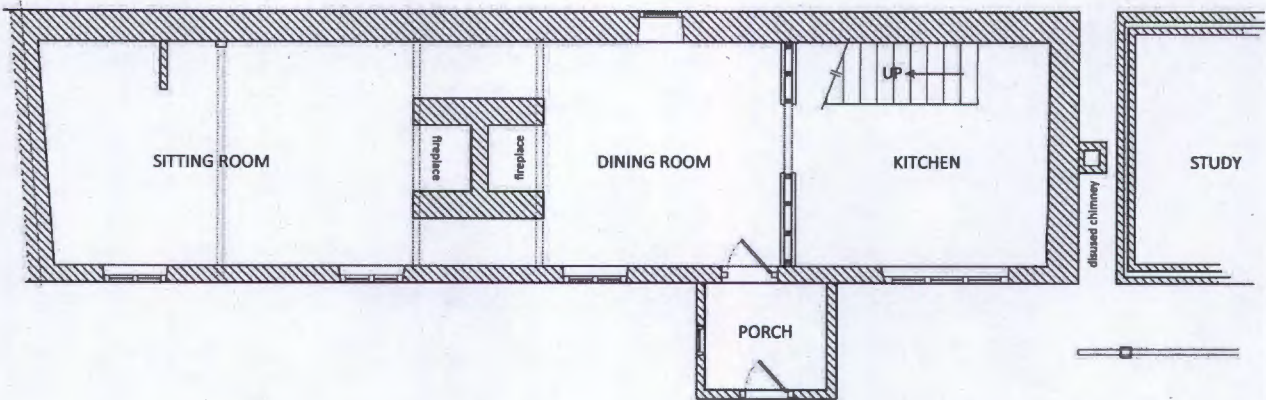
David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

3778/15 11

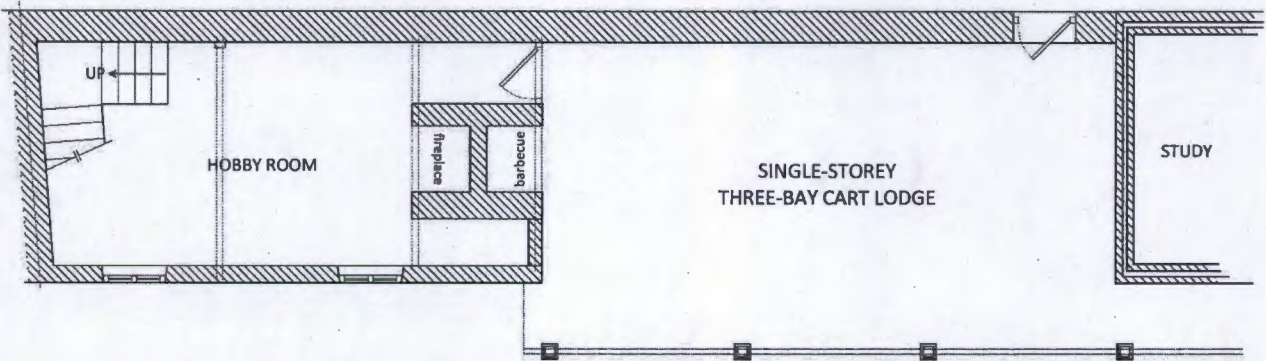
● OLD COTTAGE ————— ● NEW HOUSE →



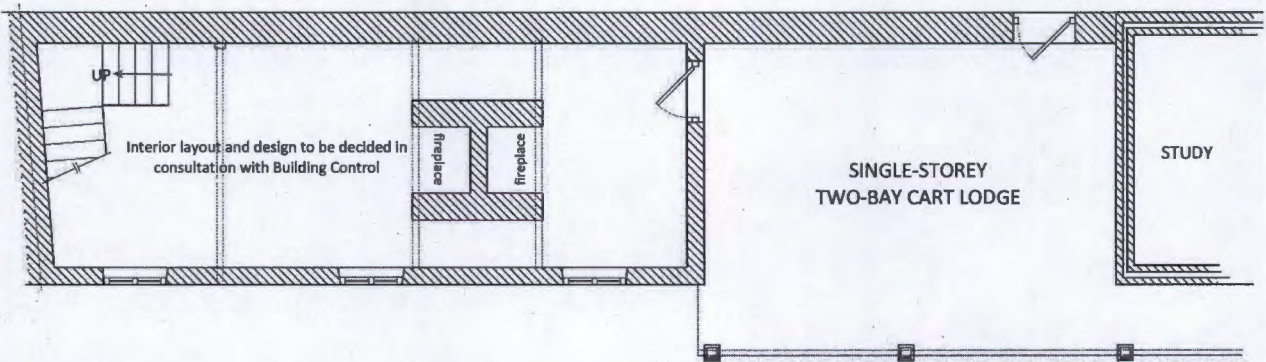
EXISTING



CONSENTED



PROPOSED



scale 1:75
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed ground-floor plan
(partial, as material change affects only the link between old cottage and new dwelling)

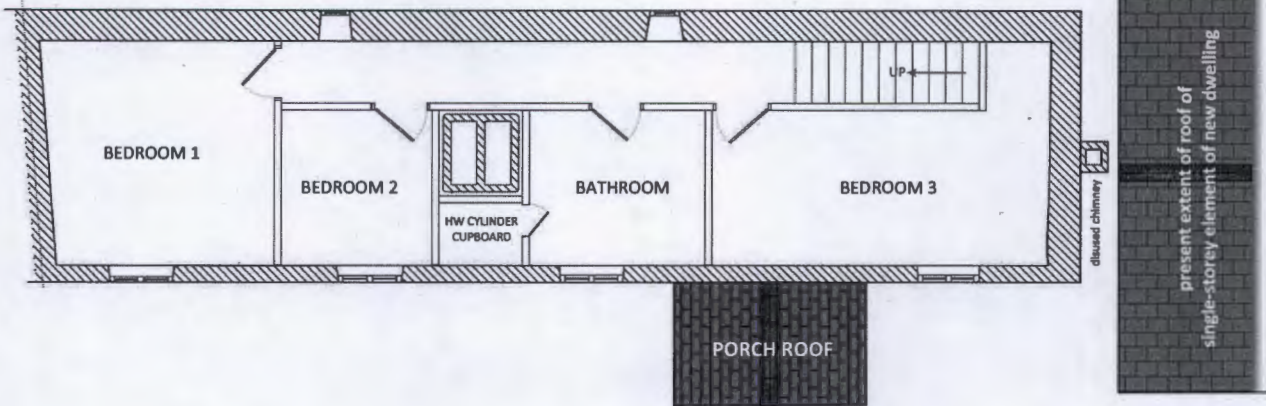
DRAWING 05 ver.2 (5 January 2016)

David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

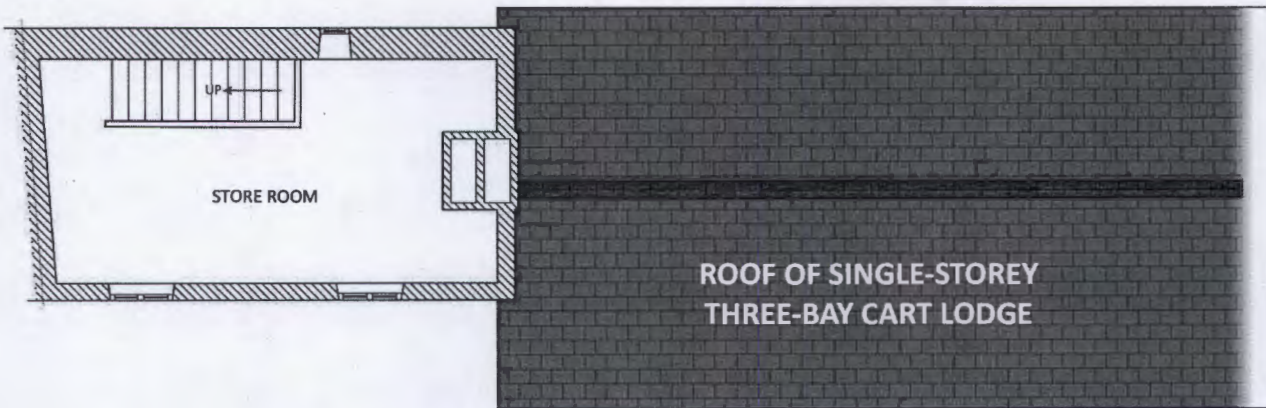
3778/15 12



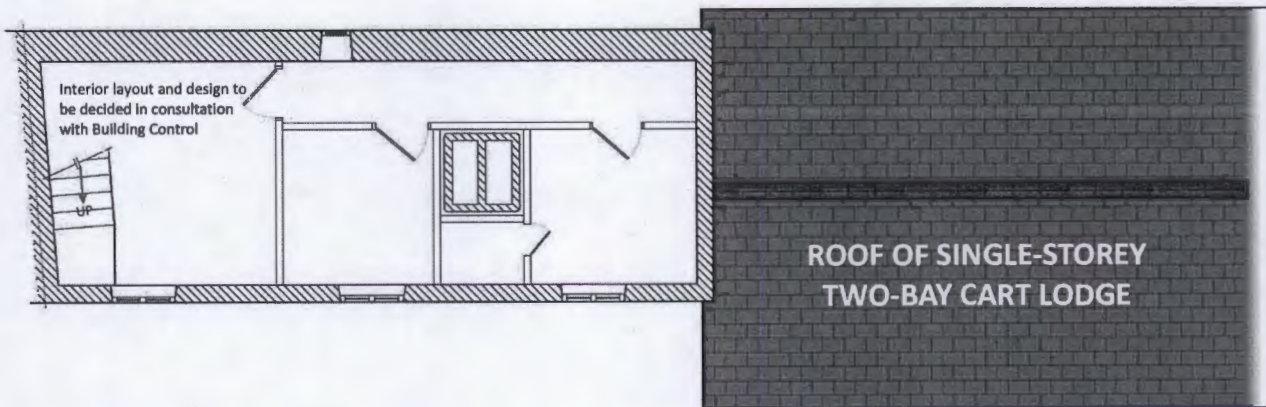
EXISTING



CONSENTED



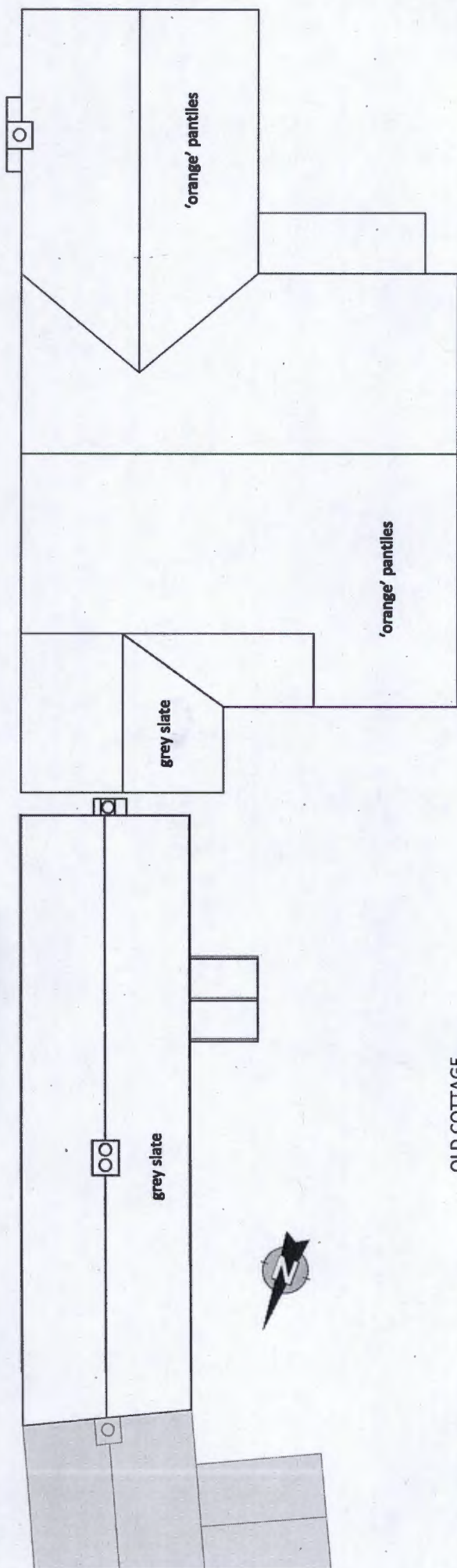
PROPOSED



scale 1:75
(when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing, consented and proposed first-floor plan
(partial, as material change affects only the link between old cottage and new dwelling)
DRAWING 06 ver.2 (5 January 2016)
David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

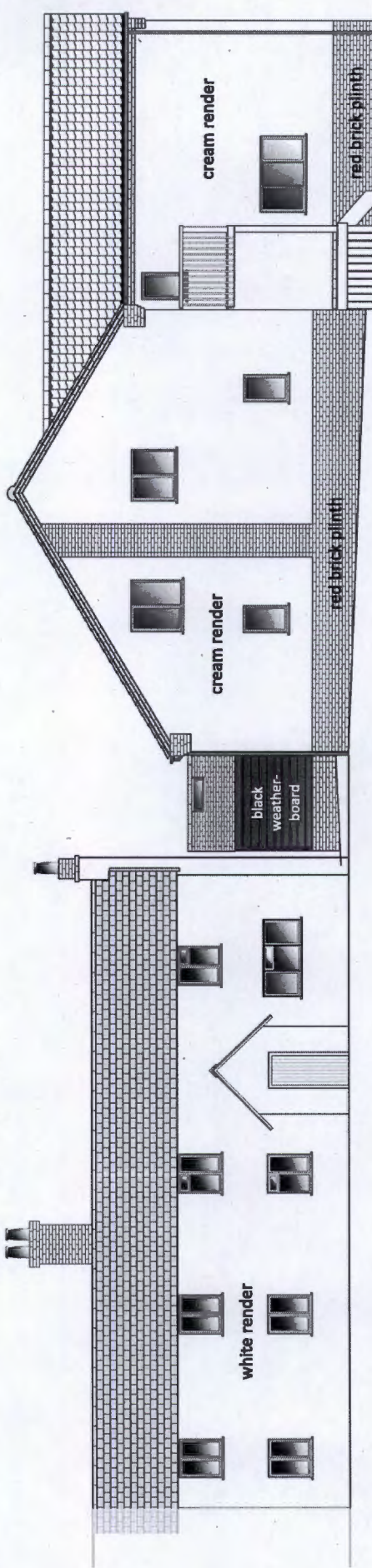
3778/15 13



← ATTACHED NEIGHBOURING COTTAGE

OLD COTTAGE ancillary accommodation (residential use not presently permitted)

ALMOST COMPLETED NEW HOUSE Planning permission 1402/04 (occupied)



scale 1:100 (when printed on A3)

Proposed annexe SUNNYSIDE COTTAGE
Existing roof plan and West elevation – DRAWING 03 ver.1 (6 October 2015)
 David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01379 783404

YAXLEY PARISH COUNCIL

Planning Application No. 3778/15:

Location: Sunnyside Cottage, Church Lane, Yaxley IP23 8BU

Proposal: Minor material amendment to implemented planning permission 1402/04 ('Erect two storey dwelling and attached cart lodge using existing vehicular access') to reduce extent of demolition in order to allow creation of annex (and reduce size of approved cart lodge).

Yaxley Parish Council objects to this application, in its current form, for the following reasons:

- What is meant by an annex? The definition of annex is significant because the application appears to be for an additional dwelling. Therefore, the Parish Council requests clarification of what is meant by an annex and what restrictions would be placed on it in relation to a sale of the property?
- The Parish Council does not agree that this is a minor amendment to the original permission because the originally condemned property would become habitable.
- A new property has been built on the site as a result of the original permission, although it has not been completed, and the new application would make it a totally different project.
- The impact of the application on the attached property.

Yaxley Parish Council, while objecting to the application would ask, if it is granted, that the following conditions are applied:

- A reasonable time limit for the completion of the work which results from the new application.
- The annex should only be used by a family member.
- If the building, that will result from the new application, is for an elderly relative then the design should be appropriate to the needs of an elderly person.
- If the property is sold then it should be sold as one property not in parts.

Philip Freeman

Clerk to Yaxley Parish Council.

7th January 2016.

15

From: RM PROW Planning
Sent: 30 December 2015 10:42
To: Planning Admin
Subject: RE: Consultation on Planning Application 3778/15

Our Ref: W583/005/ROW661/15

For The Attention of: Adrian Matthews

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 5 is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected


We have **no objection** to the proposed works.

Informative Notes: “Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  jackie.gillis@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**


For great ideas on visiting Suffolk's countryside visit www.discoverysuffolk.org.uk

16 1402/04

MID SUFFOLK DISTRICT COUNCIL
Council Offices, Needham Market, Ipswich, IP6 8DL

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990 FORM P2
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 27 Oct 04 Application No:
Date Registered: 12 Nov 04 1402/04
As amended by plans submitted by applicant received 5th January 2005.

Name and address of agent DAVID BURN & LARRAINE SEWARD SUNNYSIDE COTTAGE CHURCH LANE YAXLEY SUFFOLK IP23 8BU	Decision 	Name and address of applicant DAVID BURN & LARRAINE SEWARD SUNNYSIDE COTTAGE CHURCH LANE YAXLEY SUFFOLK IP23 8BU
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Proposed development and location of the land: ERECT TWO STOREY DWELLING AND ATTACHED CART LODGE USING EXISTING VEHICULAR ACCESS (REVISED SCHEME TO THAT PREVIOUSLY APPROVED UNDER PLANNING PERMISSION REF 797/00). SUNNYSIDE COTTAGE, CHURCH LANE, YAXLEY

The Council, as local planning authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:-

1. The development hereby permitted shall be begun not later than the expiration of five years from the date of this permission.
2. The use shall not commence until the area within the site shown on the submitted drawing ref. sheet 3 for the purpose of manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
3. The old and new houses will not be occupied simultaneously except for an initial moving-in period of not more than 2 weeks. The demolition of the southern half of the old house will be completed within 3 months of the occupation of the new house.
4. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

The reasons for the conditions are:

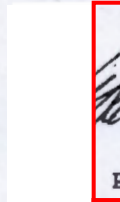
- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 In the interests of highway safety.
- 3 To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood.
- 4 In the interests of the appearance of the development and the amenities and character of the area.

Note:

continued...

1. This permission has been granted having regard to Policy ENV3 (Design Standards) of the Suffolk County Structure Plan, to Policy SB2 (Development appropriate to its setting) and H3 (Housing Development in villages) of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

Date: 5 January 2005


[Handwritten Signature]

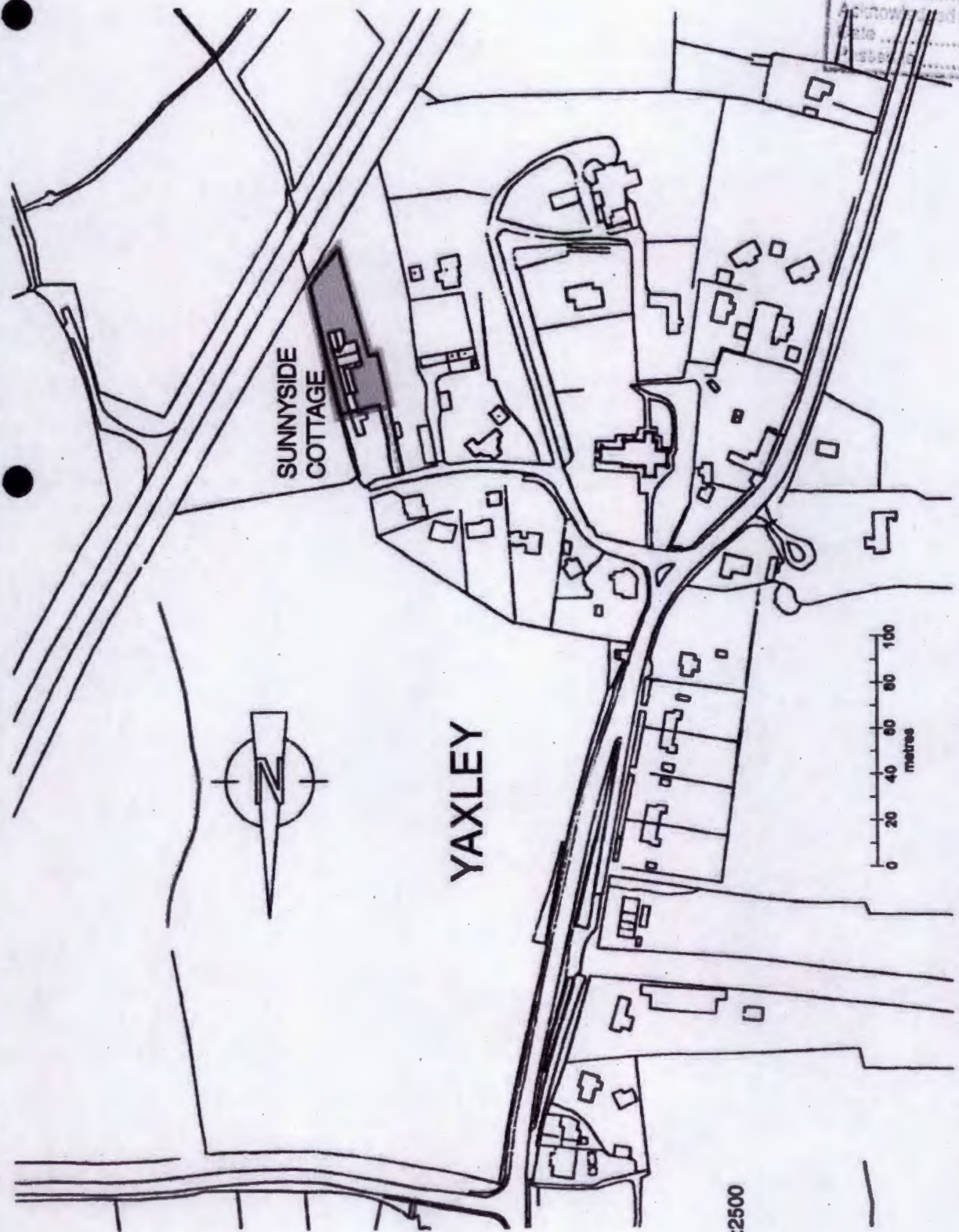
Planning Control Manager

Please record in the
Register of Local Land
Charges

18
1402/04

1402/04

MID SUFFOLK
DISTRICT COUNCIL
RECEIVED
28 OCT 2004
PLANNING CONTROL
AND BUILDING CONTROL
Acknowledged by
Date
By



SUNNYSIDE
COTTAGE

YAXLEY

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metres

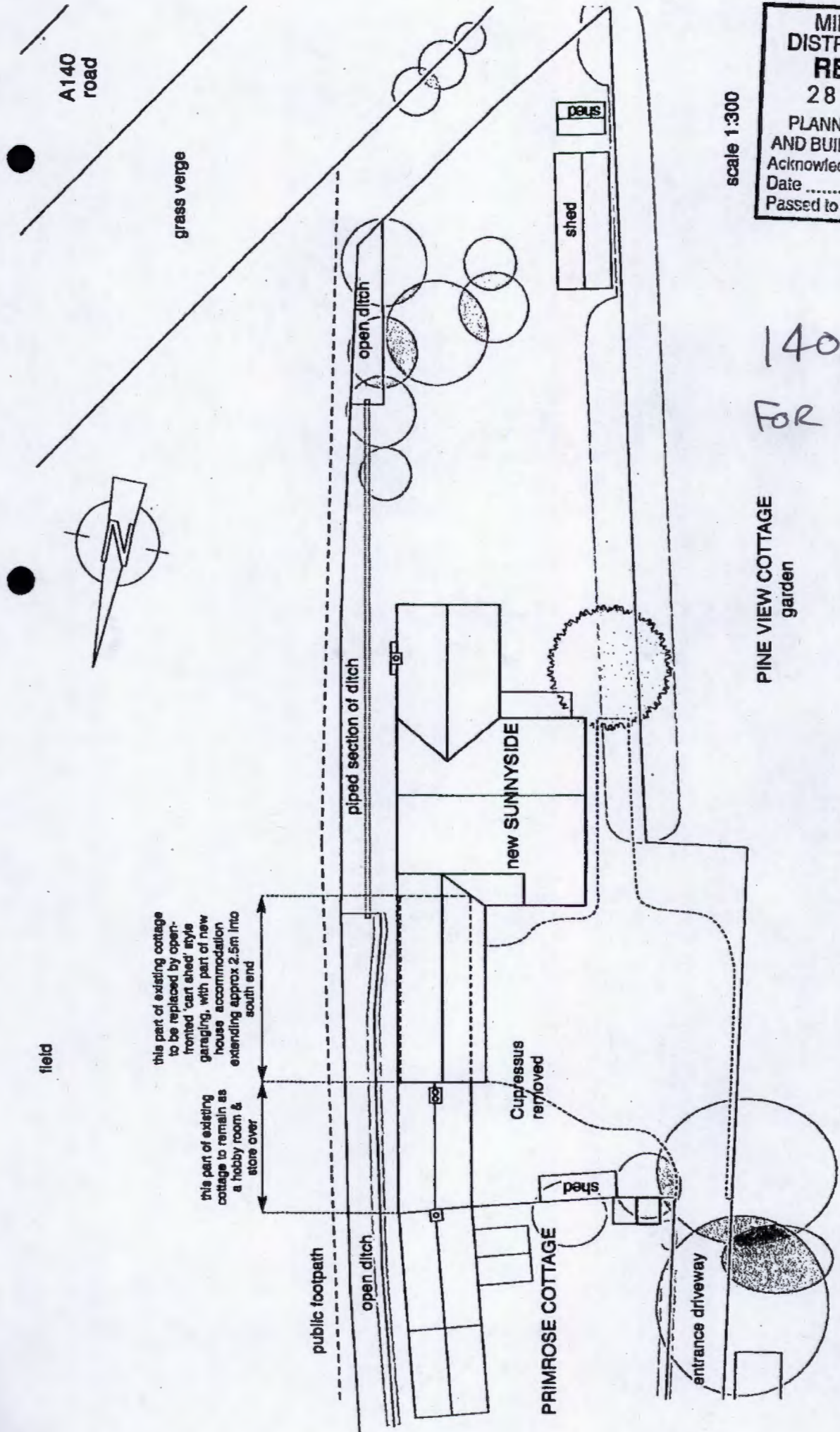
scale 1:2500

Proposed new house SUNNYSIDE COTTAGE
SHEET 1. Location plan - DRAWING 01.01 (October 2004)
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01378 783404

MID SUFFOLK DISTRICT COUNCIL
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 Date
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scale 1:300

1402/04.
 FOR INFORMATION



this part of existing cottage to be replaced by open-fronted 'car shed' style garaging, with part of new house accommodation extending approx 2.5m into south end

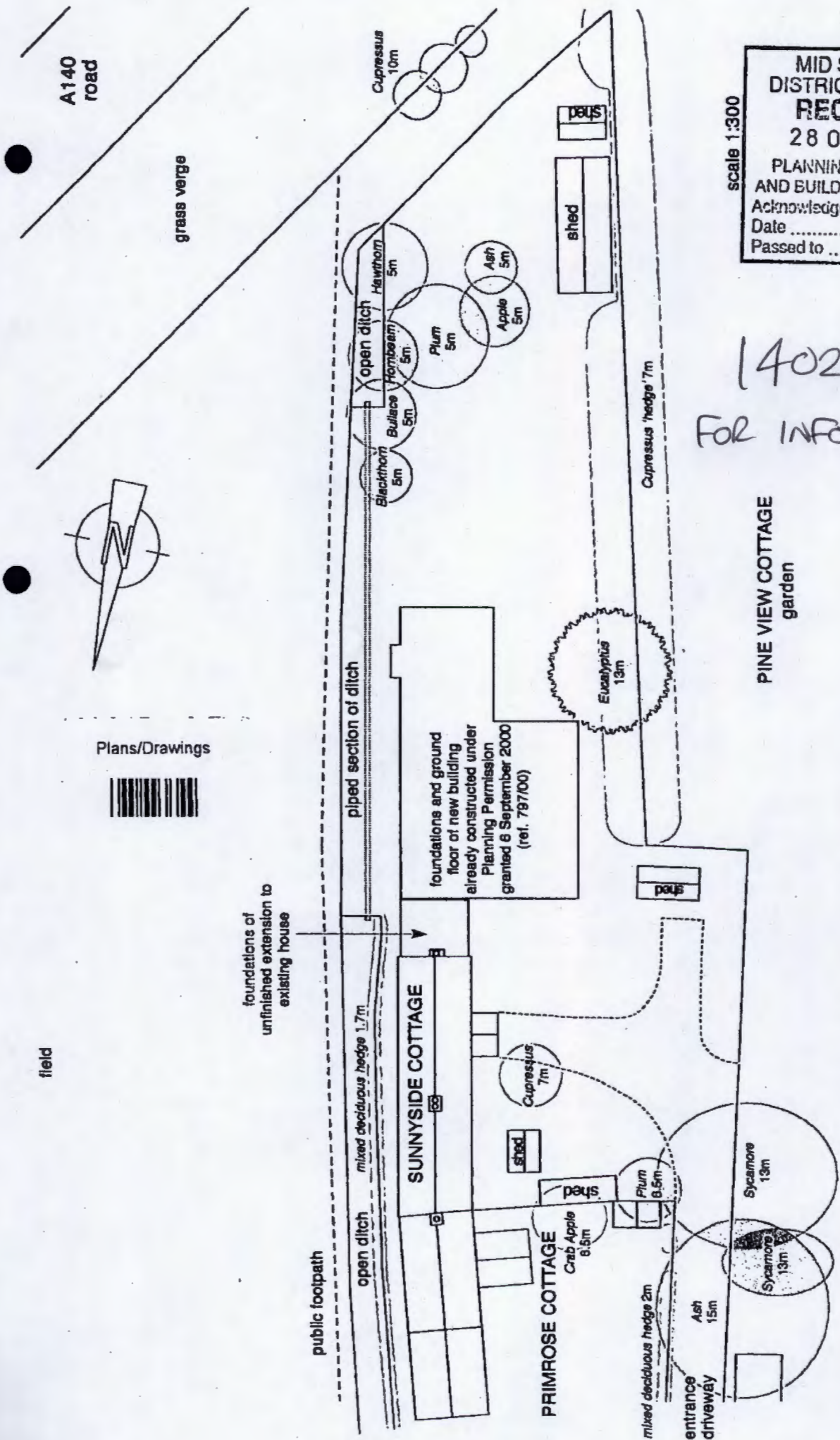
this part of existing cottage to remain as a hobby room & store over

Proposed new house SUNNYSIDE COTTAGE
SHEET 3. Block plan as proposed - DRAWING 03.01 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 763404

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1402/04
 FOR INFORMATION



Plans/Drawings



Proposed new house SUNNYSIDE COTTAGE
SHEET 2. Block plan as existing - DRAWING 02.01 (October 2004)

David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

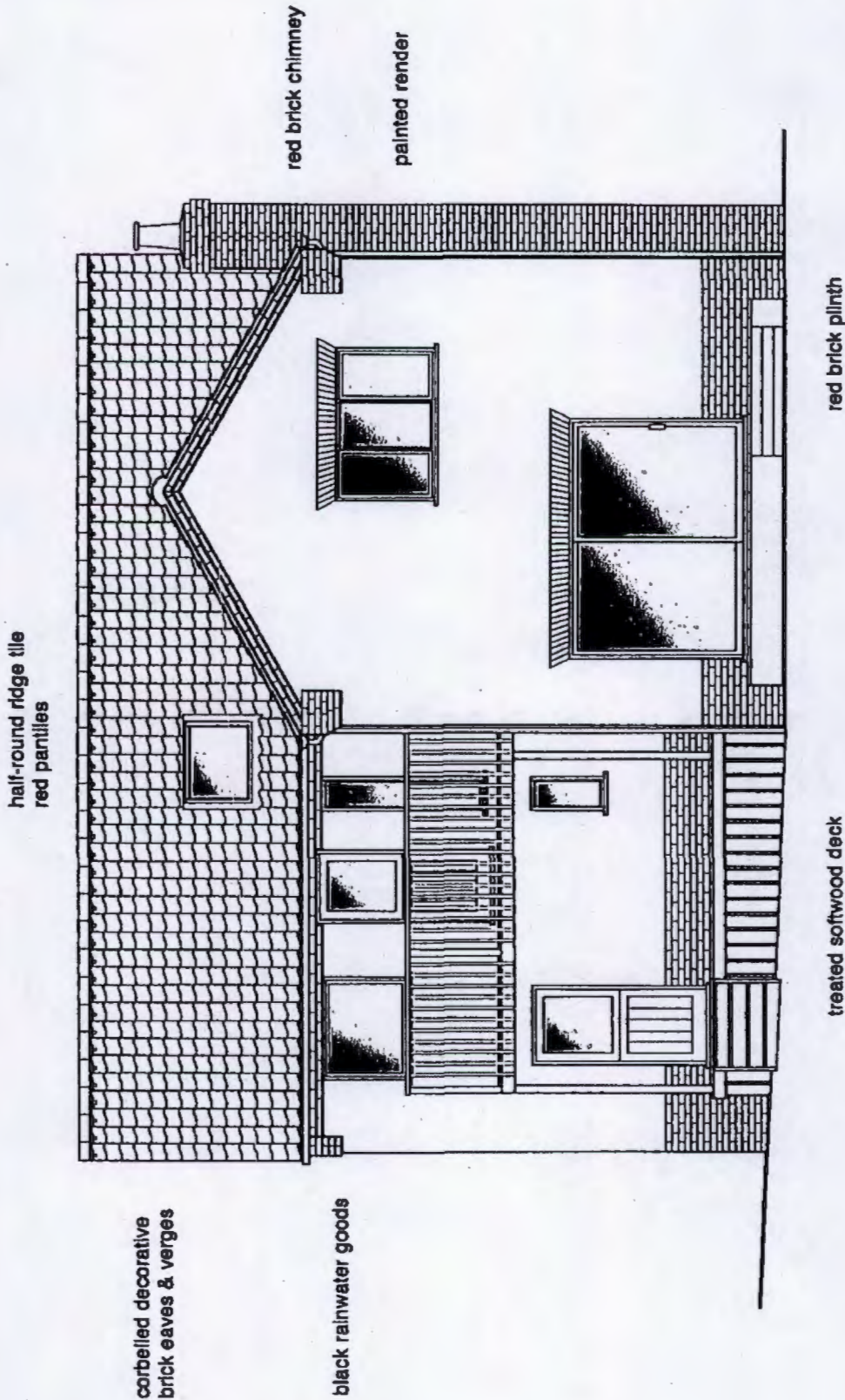
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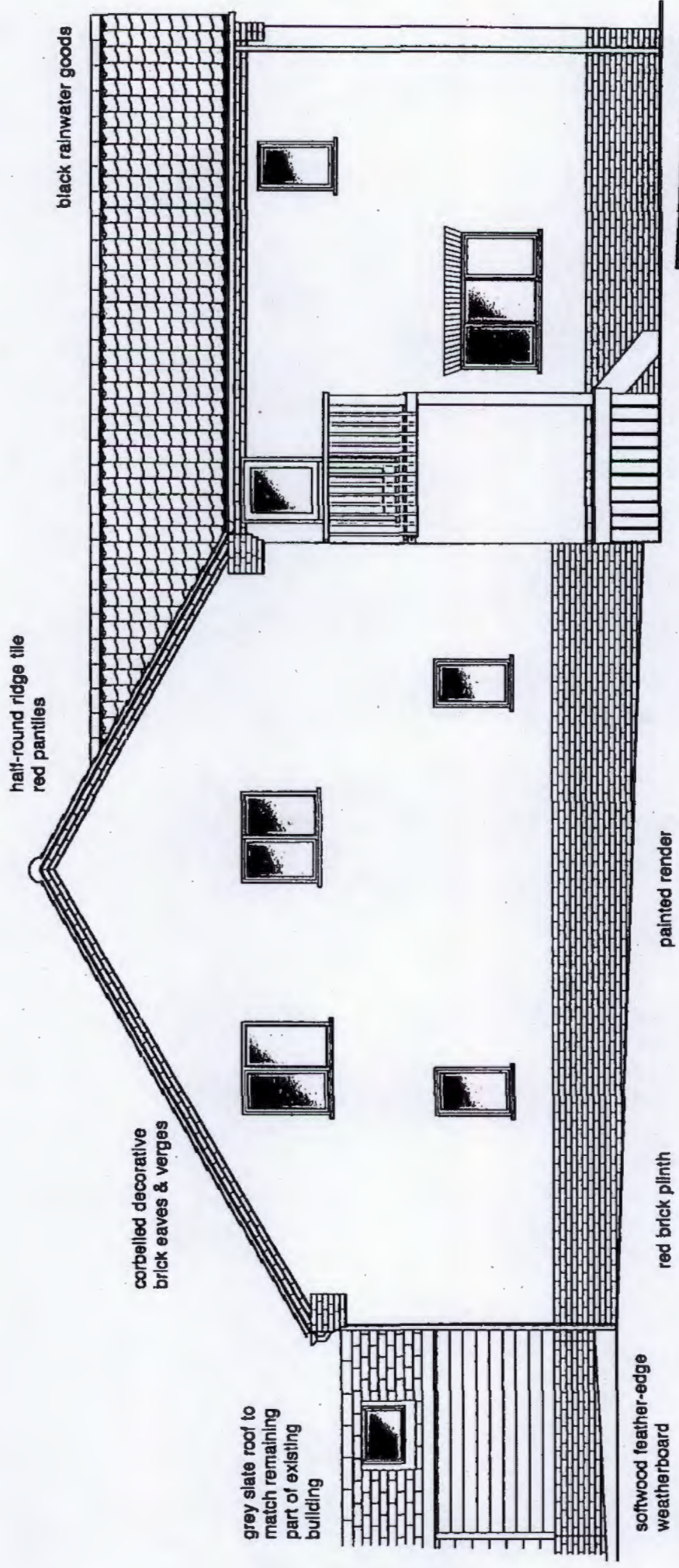
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AND BUILDING CONTROL
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scale 1:75



Proposed new house SUNNYSIDE COTTAGE
SHEET 8. South elevation - DRAWING 08B.07 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404



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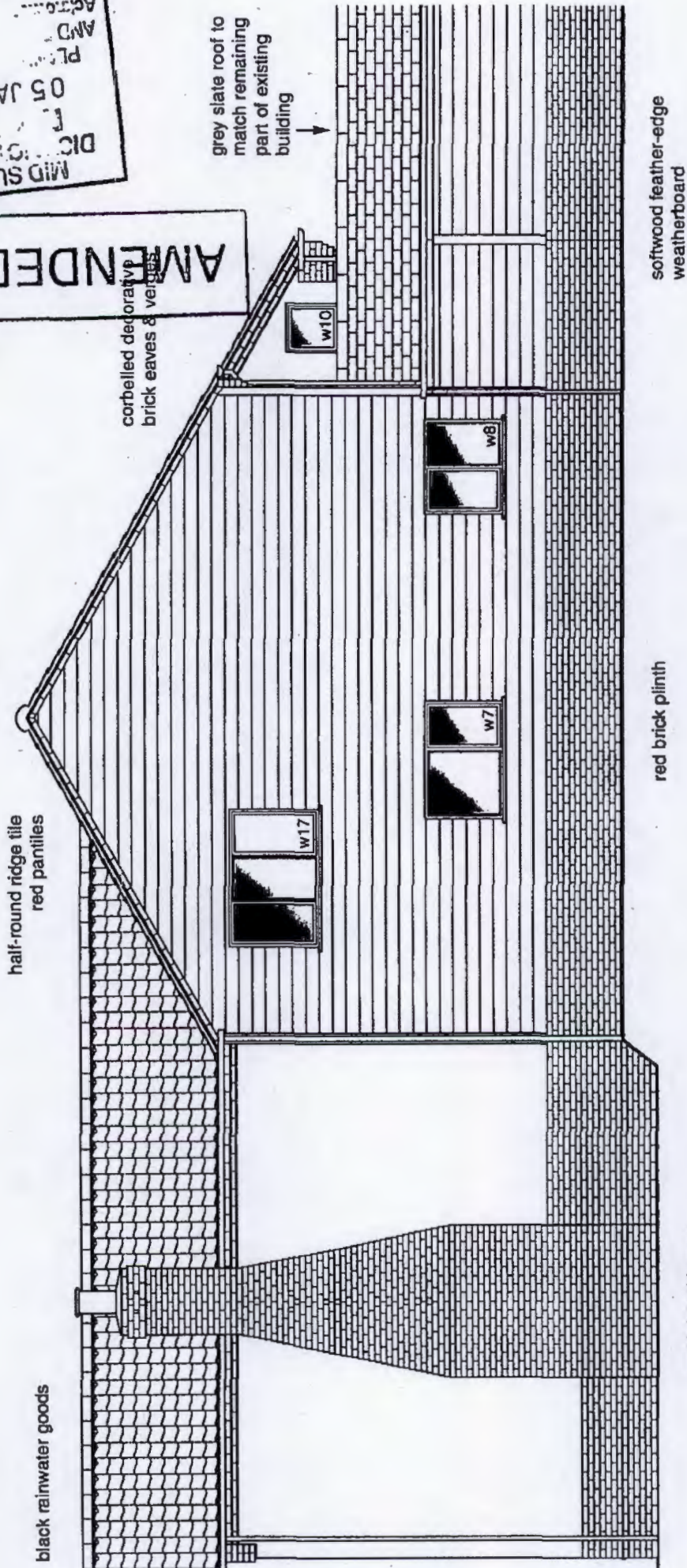
1402/04

Proposed new house SUNNYSIDE COTTAGE
SHEET 7. West elevation - DRAWING 07B.04 (October 2004)
 David Burn & Laraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

23 1402/04

MID SUFFOLK
05 JAN 2005
PLANNING
AND
ACTING
Date
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AMENDED PLAN



scale 1:75

Proposed new house SUNNYSIDE COTTAGE

SHEET 9. East elevation - DRAWING 09B.03 (3 Jan 2005)

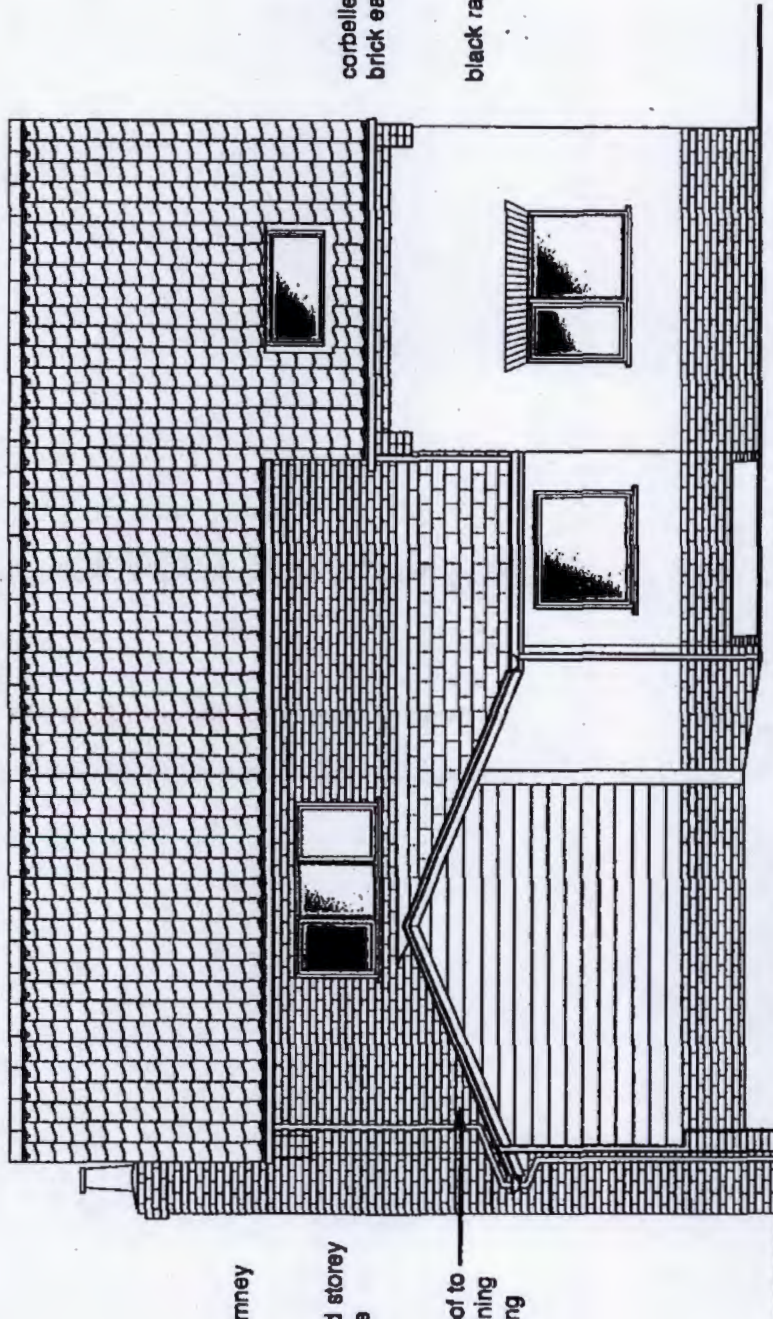
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

REVISION 1

- chimney corbelling extended to eaves instead of short shoulders
- gable and wall face below it weatherboarded instead of red brick

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half-round ridge tile
red pantiles



corbelled decorative
brick eaves & verges

black rainwater goods

painted render

red brick plinth

softwood feather-edge
weatherboard

red brick chimney

red brick 2nd storey
on north face

grey slate roof to
match remaining
part of existing
building

Proposed new house SUNNYSIDE COTTAGE
SHEET 6. North elevation - DRAWING 06B.04 (October 2004)

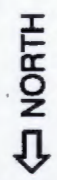
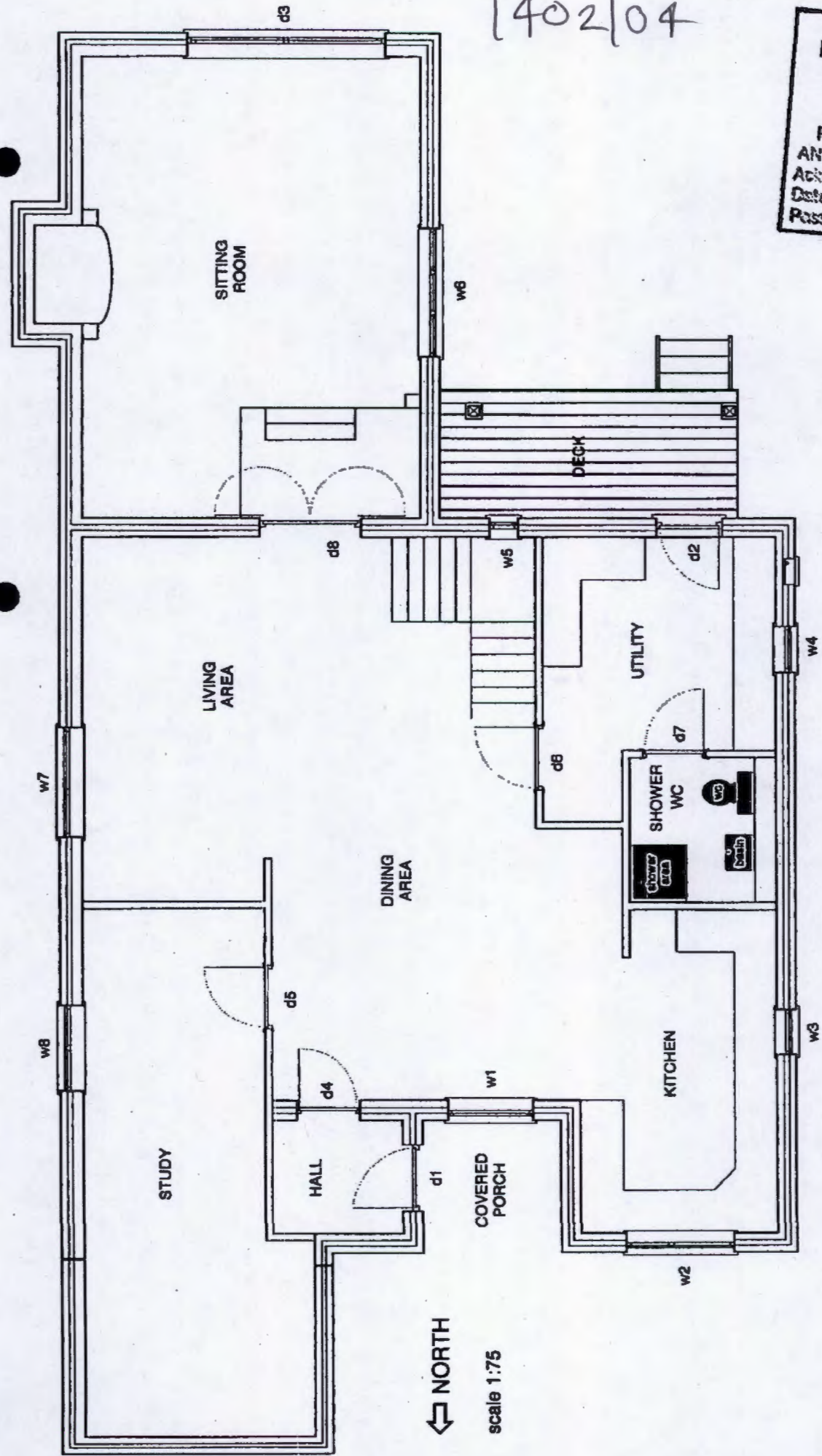
David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

1402/04

25

1402/04

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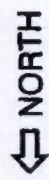
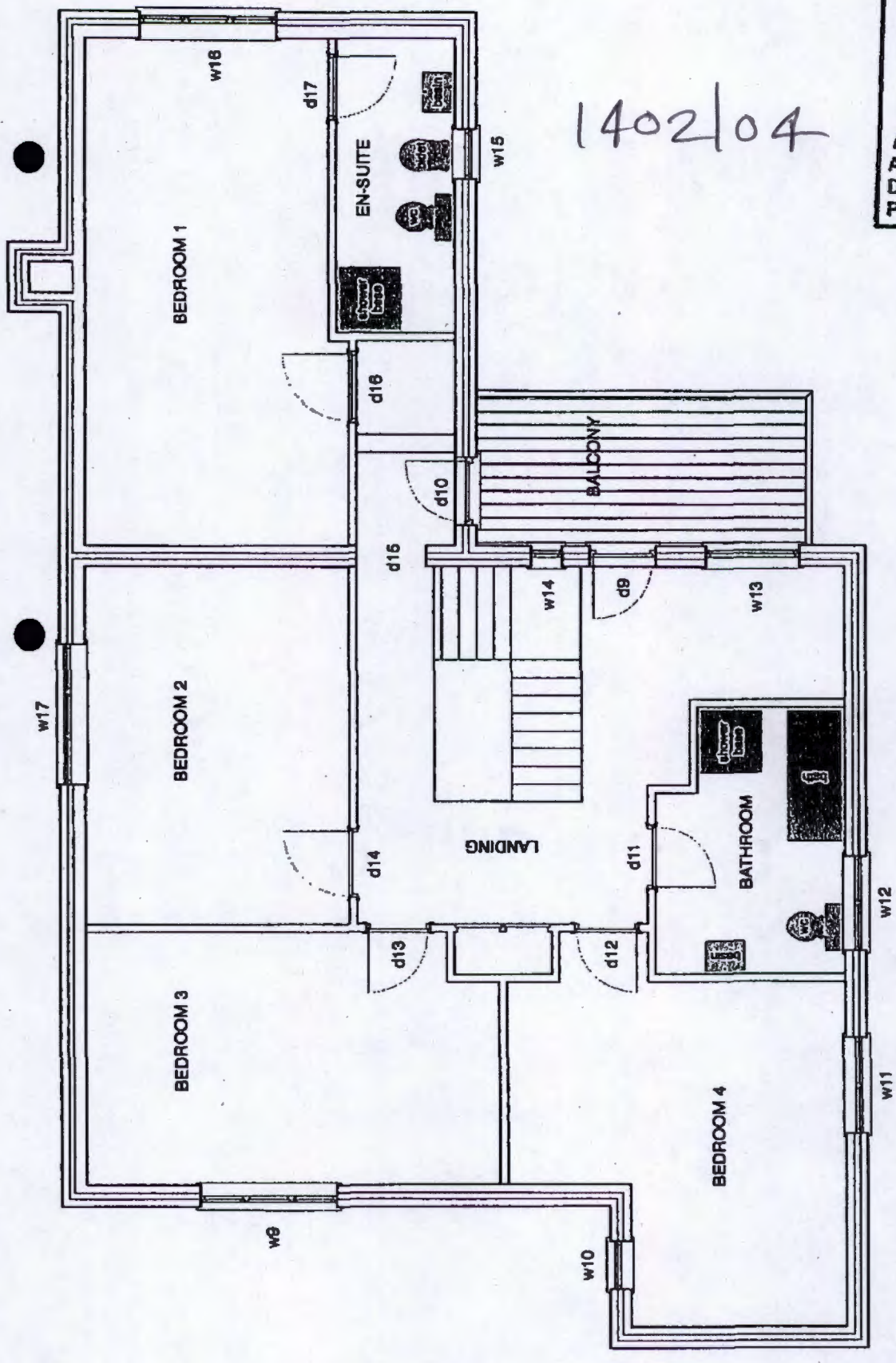
Proposed new house SUNNYSIDE COTTAGE
SHEET 4. Ground floor plan - DRAWING 32A.05 (October 2004)
 David Burn & Lorraine Seward - Sunnyside Cottage, Yaxley, IP23 8BU - phone: 01379 783404

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1402/04

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Proposed new house SUNNYSIDE COTTAGE
SHEET 5. First floor plan – DRAWING 32B.05 (October 2004)
 David Burn & Lorraine Seward – Sunnyside Cottage, Yaxley, IP23 8BU – phone: 01378 783404