



Committee Report

Application no DC/24/0011/FUL

Location

70 Firs Farm Cottages
The Warren
Snape
Saxmundham
Suffolk
IP17 1NS

Expiry date 28 February 2024

Application type Full Application

Applicant Smart Garden Offices

Parish Snape

Proposal Installation of a detached timber outbuilding

Case Officer Becky Taylor

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1. Summary

1.1. The application seeks planning permission in respect of the installation of a detached timber outbuilding at 70 Firs Farm Cottages, The Warren, Snape, Suffolk. The application site is located within the Suffolk and Essex Coast and Heaths National Landscape.

1.2. Snape Parish Council object due to the following reason (included in full below):

"We object to this proposal to site the timber outbuilding in front of the main residential building and adjacent to the Sailor's Path PROW. Given the size of the plot on which Firs Farm Cottages stand we feel it would be better located away from the footpath in order to preserve the visual amenity of the footpath and the surrounding area."

1.3. The application was presented to the Referral Panel on the 20th of February 2024 as the objections from the Parish Council are contrary to the officer's 'minded-to'

recommendation of approval. The Panel decided that the application should be determined by the Planning Committee due to the proximity of the proposed development to the Public Right of Way and its position within the National Landscape.

- 1.4. The proposal is compliant with local and national planning policy and therefore it is recommended that planning permission be granted.

2. Site Description

- 2.1. The application site accommodates a two-storey, semi-detached dwelling, situated within the Parish of Snape; though, it is located outside of the Snape settlement boundary. The dwelling does not sit within a conservation area, Site of Special Scientific Interest, Flood Zone, nor is it a Listed Building. It does, however, lie within the Suffolk and Essex Coast and Heaths National Landscape, which has the highest status of landscape protection (as noted in the National Planning Policy Framework).
- 2.2. Firs Farm Cottages comprises of just two semi-detached properties, the application site (No.70) and the adjoining property (No.69), which sit alone within surrounding farmland. Both properties fall on the southern side of the A1094, which runs from Benhall to Aldeburgh, and are accessed by a long private track.
- 2.3. The subject property is bounded by farmland to its north, south and west, whilst the adjoining No.69 Firs Farm Cottages and its curtilage borders the site to the east. The property has a sizable curtilage which wraps around the dwelling and is enclosed with post and rail timber fencing. A restricted byway, which connects the village of Snape to the A1094, is located just south of the site boundary.
- 2.4. The property is accessed from the north which, architecturally, reads as the rear of the dwelling. The principal elevation of the dwelling therefore faces south, towards the public right of way however the main area of garden also lies within this area and therefore functions as the main private amenity space. The main dwelling also includes a single-storey side extension used as a kitchen and dining space, as well as a two-storey infill extension to the south elevation, which was granted planning permission in March 2021 (under planning reference DC/21/0386/FUL). Similar alterations were carried out to the neighbouring property, No.69 Firs Farm Cottages. A paved terrace and a gravel path also surround the main dwelling, with the path leading to the area of the proposed development.

3. Proposal

- 3.1. The application seeks permission for the installation of a detached timber outbuilding in the southwestern section of the curtilage. The proposed outbuilding would have external measurements of 4.259m x 3.913m, with a height of 2.875m.
- 3.2. The proposed outbuilding would be clad in floating Western Red Cedar, with the chassis coloured black. Four pane bifold doors on the eastern elevation, a single door on the northern elevation and windows would also be installed and possess a black UPVC exterior. A patio/decking area would also extend 1.5m from the eastern elevation of the outbuilding towards the curtilage.

4. Third Party Representations

4.1. No third party comments received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Snape Parish Council	16 January 2024	6 February 2024
Summary of comments: We object to this proposal to site the timber outbuilding in front of the main residential building and adjacent to the Sailor's Path PROW. Given the size of the plot on which Firs Farm Cottages stand we feel it would be better located away from the footpath in order to preserve the visual amenity of the footpath and the surrounding area.		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Rights Of Way	16 January 2024	16 January 2024
Summary of comments: No objection		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	16 January 2024	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	16 January 2024	31 January 2024
Summary of comments: Comments included within Officers consideration.		

6. Publicity

None

Site notices

7. Planning policy

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework (2023)

8. Planning Considerations

Design, Visual Amenity and Landscape Character

- 8.1. Policy SCLP11.1 states that the council will support proposed development that demonstrates a clear understanding of the key features of local character of the built environment. Therefore, the overall scale and character of house alterations and extensions should demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings. Given the dwelling is located within a National Landscape, policy SCLP10.4 must also be considered, as development will not be permitted if it would have a significant adverse impact on the natural beauty and special qualities of that landscape that cannot be adequately mitigated.
- 8.2. The proposed outbuilding will be developed at the southwestern corner of the curtilage and is deemed to be of an appropriate scale in comparison to the main dwelling. The proposal is proportionate to the size of the plot and would not be considered as overdevelopment. The outbuilding is to be partially installed upon an existing concrete foundation, which previously accommodated a garden shed.
- 8.3. When considering design, the proposed outbuilding's shed-like design and flat roof, allows the building to not appear out of place when read within the setting of the existing residential curtilage, and helps the structure to not be overly prominent when considering its position within the surrounding natural environment. The proposed materials are also judged to be appropriate in relation to both the main dwelling and its surroundings. Particularly, the use of Western Red Cedar cladding - which will be left untreated in order to weather naturally - will help reduce and soften the structure's visual impact.
- 8.4. It is proposed that the eastern elevation includes full-length windows and bi-fold doors. The glazing will be recessed which will help reduce unwanted upwards light spill. Glazing is not proposed to the south-facing elevation, therefore light spill directly towards the public footpath and wider countryside will not occur. Similarly, the glazing at the rear is small, and therefore, is not considered likely to produce significant levels of unwanted light spill.

- 8.5. Given the siting of the subject property and its relationship to the highway, the proposed outbuilding will not be visible from the public realm of the A1094; however, views of the development will be achieved from the public rights of way that pass to the west and south of the property. Whilst views of the development directly west are likely to be screened by existing trees, views will be achieved from further north along this footpath. There are also clear views into the site from the restricted bypass located to the south of the property.
- 8.6. The East Suffolk Council's Landscape and Arboricultural Officer recommends that screening planting should be provided along the southern boundary to mitigate the visual effects of the proposed development. The Garden Layout Plan submitted within this application has demonstrated that new native hedging will be planted along this boundary, which is supported. Therefore, whilst the curtilage is undoubtedly exposed to the public right of way, the proposed landscaping to be undertaken at the property will enable the outbuilding to be better related to the host dwelling and its curtilage and will help to mitigate the visual impact of the outbuilding with regard to the surrounding natural landscape.
- 8.7. Therefore, in consultation with the East Suffolk Council's Landscape and Arboricultural Officer, an outbuilding of this scale and design in this location, is not resisted, provided screening planting is implemented. As a result, the proposed development would be compliant with SCLP11.1 and SCLP10.4.
- 8.8. Residential Amenity
- 8.9. Policy SCLP11.2 states that the proposed development is required to be located and designed with regard to the amenity of both existing and future residents. It is also designed to prevent any adverse effects on neighbouring properties, such as overlooking, loss of privacy and loss of daylight or sunlight etc.
- 8.10. The host dwelling only has one immediate neighbour, No.69 Firs Farm Cottages, with which it shares its eastern boundary. The proposed outbuilding is single storey, with a flat roof, and is positioned in the opposite corner of the curtilage to that of the shared boundary. Therefore, by virtue of the scale and the large separation distance between the outbuilding and the neighbouring dwelling, it is not considered to be overbearing, nor likely to generate any residential amenity concerns through the loss of views, sunlight or daylight.
- 8.11. The installation of glazing on the front (eastern) elevation of the outbuilding will, however, provide a line of sight from the outbuilding towards the boundary with the neighbouring property. However, considering the separation distance between the outbuilding and the neighbouring dwelling, it is deemed unlikely to lead to any significant loss of privacy or a sense of oppression. It should also be acknowledged that whilst the existing fencing provides minimal screening and privacy, the Garden Layout Plan indicates that new native hedging will be extended along this boundary and will therefore provide a denser form of screening in time.
- 8.12. Consequently, it is considered unlikely that the proposed development would lead to substantial harm to the residential amenity of its neighbour, and therefore, it is compliant with SCLP11.2.

8.13. Tree Impacts

8.14. Given the outbuilding is proposed to be located in close proximity to an existing tree, an East Suffolk Council Landscape and Arboricultural Officer was consulted on the application. Initially, a request was made for an Arboricultural Impact Assessment to be undertaken in order to provide information regarding tree health and understand the tolerability of works within the Root Protection Area. However, additional information was provided by the Agent, which identified that there was an existing concrete slab that would be utilised as the main foundation for the proposed outbuilding. This concrete area was identified by the Agent as having been laid many years ago, and therefore was not installed as part of this proposed outbuilding. Given this, an Arboricultural Impact Assessment was not deemed necessary, as the majority of foundation works have been completed; instead, the Arboricultural Officer has stated attention must be placed on reducing any further chance of damage to the tree roots. In this case, a request has been made for the additional foundation area - proposed to project 1.3m to the east of the existing concrete - to be an extension of this concrete slab, which is fully lined in order to prevent potential issues with leaching.

9. **Conclusion**

9.1. Overall, it is considered that the proposed development is of an acceptable design that would not have an adverse impact on the character of the Suffolk and Essex Coast and Heaths National Landscape or neighbours' residential amenity. The proposal is therefore considered to comply with the relevant planning policies, and legislation mentioned above.

10. **Recommendation**

10.1. To approve, subject to the conditions below.

11. **Conditions**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in all respects strictly in accordance with Drawing No. UL141B02A (Proposed Block), Drawing No. UL141E01 (Proposed Elevations), Drawing No. UL141P01 (Proposed Floor), Drawing No. UL141L01A (Site Plan), Drawing No. 2313 (Garden Layout Revision A) and the Design Access and Heritage Statement; received 3rd January 2024; for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
Reason: For the avoidance of doubt as to what has been considered and approved.
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Within 3 months of commencement of development, satisfactory precise details of a hedge planting scheme (which shall include species, size and numbers of plants to be planted) shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

5. The extension to the existing concrete slab hereby permitted shall be fully lined to prevent leaching.

Reason: To protect the health of trees in the interest of visual amenity.

6. No external lighting shall be installed on the building hereby permitted unless submitted to, and approved in writing by, the local planning authority. The details submitted shall include position, operating times, details of luminaires and aiming angles. Thereafter, only the approved lighting scheme shall be implemented and maintained in accordance with the approved scheme.

Reason: In the interests of amenity, and protection of the dark skies of the National Landscape.

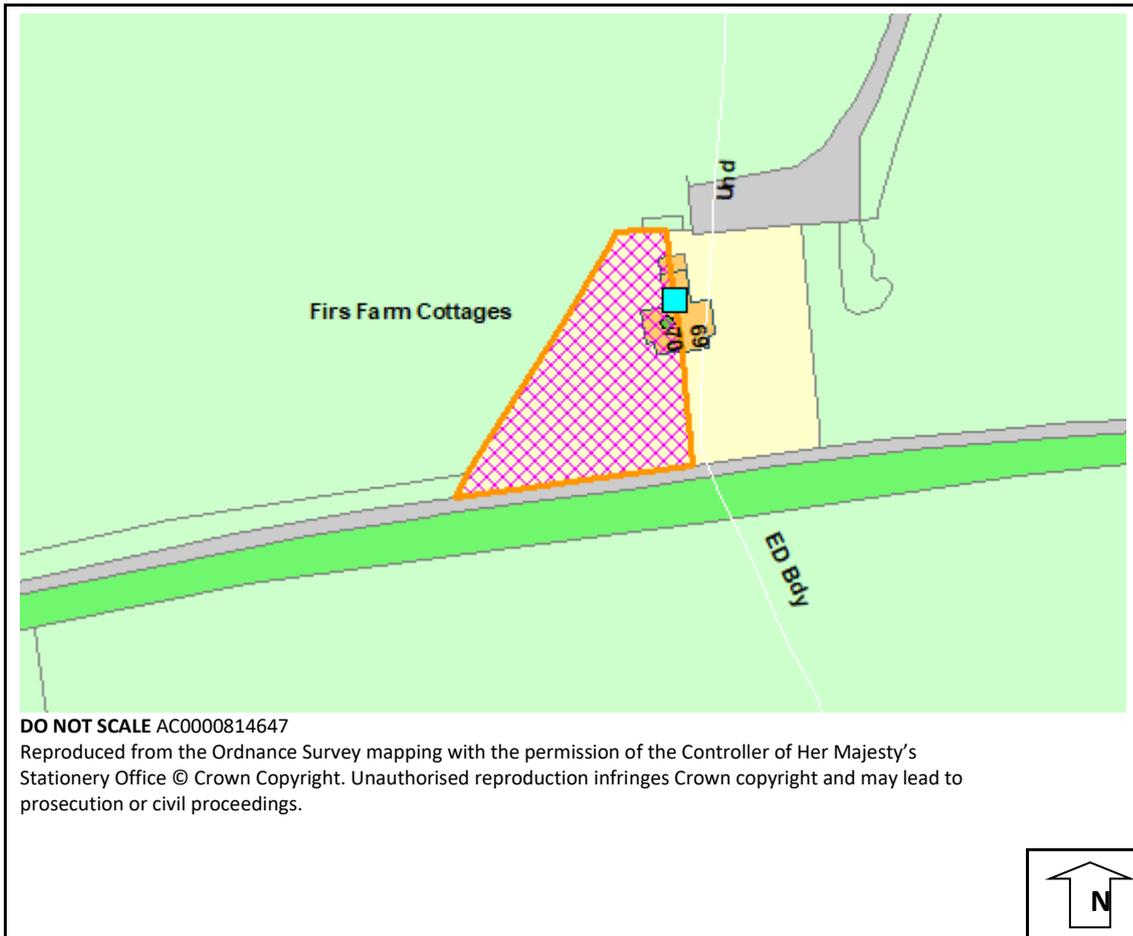
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/24/0011/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support