



## Committee Report

**Planning Committee South** – 24 October 2023

**Application no** DC/23/2979/FUL

**Location**

Stones Throw Cottage  
19 Station Road  
Woodbridge  
Suffolk  
IP12 4AU

**Expiry date** 4 October 2023

**Application type** Full Application

**Applicant** Mrs Kay Yule

**Parish** Woodbridge

**Proposal** Single Storey Rear Extension.

**Case Officer** Jamie Behling  
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### 1. Summary

- 1.1. The proposal is to erect two small flat roofed extensions onto the rear and side of Stones Throw Cottage. This application is made alongside an application for Listed Building Consent (DC/23/2980/LBC).
- 1.2. The application is presented to the Planning Committee due to the applicant being an elected member of the Council.
- 1.3. The application accords with planning policy and is therefore recommended for approval. In terms of consultation responses received, the Town Council does not object, there have been no comments received from ward members and there have been no objections from consultees.

## 2. Site Description

- 2.1 Stone Throws Cottage (No.19) is an end terrace, two-storey, residential dwelling located within the settlement boundary of Woodbridge. It lies on the north side of the road on a long, narrow plot, backing onto the properties which front Cumberland Street.
- 2.2 The dwelling is a Grade II Listed Building located within the Cumberland Street Character Area of the Woodbridge Conservation Area. It is listed alongside nos. 21 and 23 which form the terrace. The listing description identifies the structure as early-eighteenth century, which contributes to its historic value and its significance. The building represents the type of modest timber-framed dwellings found in this period, especially if it was originally weatherboarded. Its modest vernacular character also contributes to its aesthetic value, and the steep pitch of the roof indicates it may have been originally thatched.

## 3 Proposal

- 3.1 The proposal seeks to erect a rear extension forming a new dining/sitting area which would link the main house with the existing outbuilding. A second small side extension containing a lobby and WC is also proposed. The extensions will have flat roofs and be finished in matching cream render.

## 4 Consultees

### Third Party Representations

- 4.1 One representation of Objection has been received raising the following material planning considerations:
- The proposed height of the extension and its proximity to the boundary would lead to a loss of light to the neighbouring property at No.17A.
  - The new massing would be oppressive and create a boxed in and overlooked environment.
  - The proposal is considered over development of the site.
  - The proposal does not preserve or enhance the Conservation Area.

### Parish/Town Council

Consultee	Date consulted	Date reply received
Woodbridge Town Council	17 August 2023	30 August 2023
Summary of comments: "WTC recommend approval."		

## Statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	17 August 2023	17 August 2023
Summary of comments: No objection.		

## Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	17 August 2023	1 September 2023
Summary of comments: No objection; comments included within officers considerations.		

## Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Listed Building Conservation Area	24 August 2023	15 September 2023	East Anglian Daily Times

## Site notices

General Site Notice

Reason for site notice: Listed Building; Conservation Area  
Date posted: 17 August 2023  
Expiry date: 8 September 2023

## 5 Planning policy

National Planning Policy Framework 2023

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)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

## **6 Planning Considerations**

### Design and Heritage Considerations

- 6.1 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty, in considering whether to grant planning permission, to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. Section 72 of The Act imposes a general duty to have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of planning functions.
- 6.2 The NPPF identifies the conservation and enhancement of the historic environment as an important element of sustainable development. Paragraphs 199 and 200 of the NPPF require planning authorities to place 'great weight' on the conservation of designated heritage assets, and states that the more important the asset the greater the weight should be. The statutory duties of The Act and heritage objectives of the NPPF are also reflected in the Built and Historic Environment section of the Local Plan and the Historic Environment SPD.
- 6.3 The application is accompanied by a heritage statement which includes all relevant information in regard to the site and satisfies the requirements of paragraph 194 of the NPPF.
- 6.4 The proposed side extension will not be visible from the street, mitigating any visual impact, and will also be a modest structure. In light of the cumulative impact upon the building's significance arising from the existing extension, the proposed lobby and WC will have a neutral impact on the listed building's significance. Further details will be required prior to commencement in terms of proposed services, proposed render and the proposed glazing, timber doors and window.
- 6.5 The proposed rear extension will connect to the existing garden room within the rear garden area. While the extension is judged to result in a low level of less than substantial harm to the building's significance due to its modern flat-roofed appearance, the existing flat-roofed extension as well as that at the neighbouring property provide adequate justification. The extension will not be visible from the street, mitigating its visual impact. Some of the garden room will be removed to permit a link with the extension, but this is a modern structure of little heritage value, and this is therefore acceptable. Additional details will also be required in terms of the windows, doors and render, which can be secured by condition.

- 6.6 The proposed alterations are considered to result in a justifiable low level of less than substantial harm to the significance of the building. It is judged that there is no harm arising to the significance of the conservation area.
- 6.7 The application is therefore judged to meet the requirement under sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and to comply with the relevant provisions of the NPPF and the local plan policies listed above in terms of design and heritage considerations.

#### Residential Amenity

- 6.8 The proposed extensions will be located on the side and rear of the dwelling. The rear extension will result in a new depth similar to that of the attached neighbour to the west (No. 21) and therefore would have little impact on them.
- 6.9 The neighbour to the east (No. 17a) has a narrow passageway along the side of their house which contains the main entrance into the dwelling. This neighbour also has a small garden area to the rear of their house enclosed by a garage block to the north. The neighbour's garden also rises to the north with a raised patio area. Concerns were raised by this neighbour that the new extensions would bring the built form of the dwelling closer to the boundary, resulting in an overly oppressive and overbearing structure, blocking light and increasing the sense of overlooking from the existing roof terrace.
- 6.10 When viewed from inside No. 17a's garden, the extension would appear against the backdrop of the existing dwelling. Due to the orientation of the sun, it would be difficult to argue that the proposal would significantly reduce the amount of direct sunlight to the property. There is a window serving the kitchen which could be impacted by the development; however, this window already faces the wall which separates the two properties.
- 6.11 The proposed side extension will bring the massing of the dwelling closer toward No. 17a, however, the narrow alley adjacent is not a usable garden space, and a gap will still be left between the extension and the boundary. Whilst the side addition will be closer to this neighbouring property than the existing extension, it would be within the scope of what would be reasonable along a narrow pathway along the side of the dwelling. The rear extension would step out, set slightly back from the side extension but due to the angle of the boundary would still be approximately 0.85 metres from the boundary.
- 6.12 The proposal does not extend the size of the existing roof terrace and therefore the proposal would not lead to any greater overlooking or loss of privacy than what is already in existence at the property.
- 6.13 Overall, the proposal would have some impact on the neighbour however it is not considered to be so harmful that the application should be refused on these grounds. The extensions will be towards the boundary with No. 17a, however, this would not have a substantial impact on how the neighbour could enjoy their property.
- 6.14 Having regard to the above considerations, the proposals would comply with Policy SCLP11.2 in terms of residential amenity.

## **7 Conclusion**

- 7.1 As the proposals are acceptable in terms of their design and their impact on designated heritage assets and residential amenity, the development is considered to comply with the policies listed above.

## **8 Recommendation**

- 8.1 Approve subject to the conditions below.

### **Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 631-01 Rev B received 28/07/2023, 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. Prior to commencement of any works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

(i) Details of the external materials to be used for the extensions.

(ii) Details of all new windows to include: appearance; position within opening; method of opening; materials and finish; heads and cills; type of glazing; glazing bar profiles; and ironmongery.

(iii) Details of all new external and internal doors to include: appearance; materials and finish; frame and architrave; type of glazing; panel profiles; and ironmongery.

The work shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building.

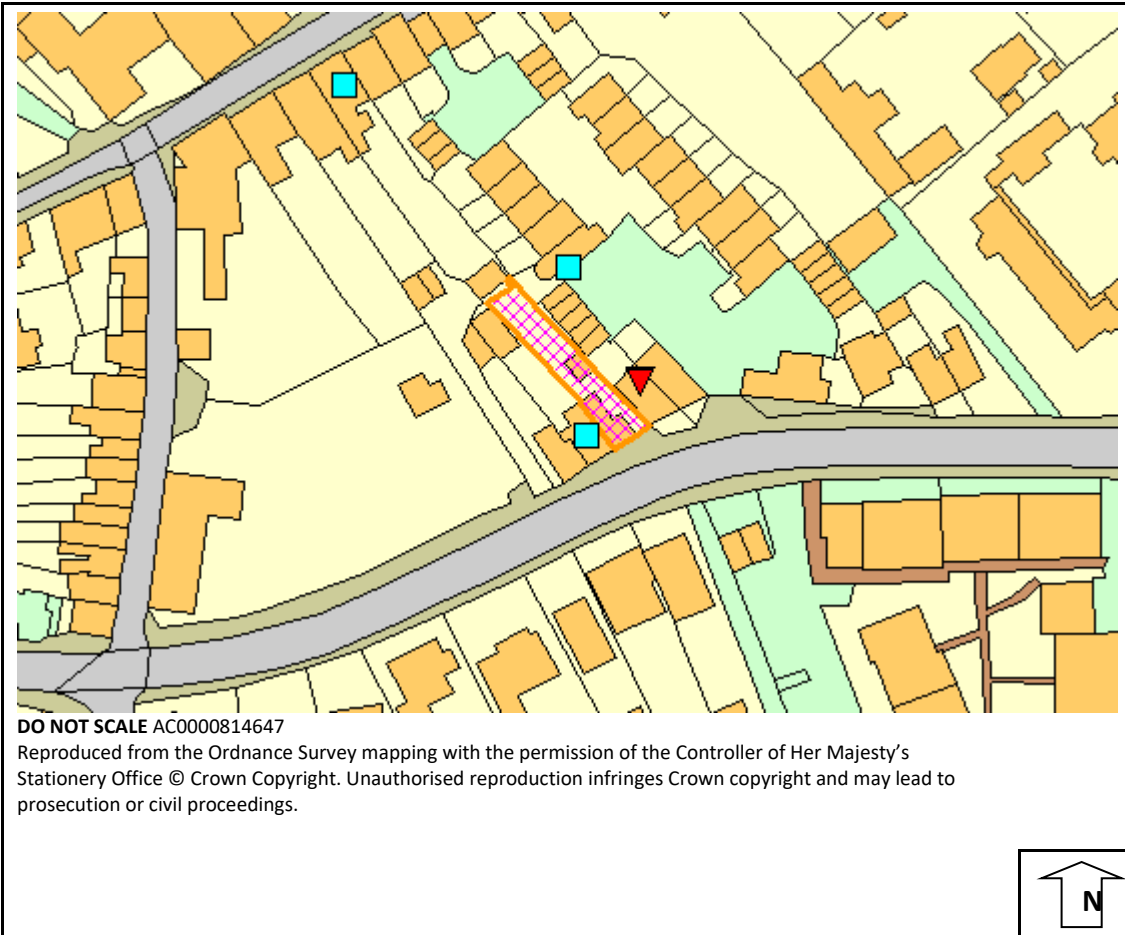
### **Informatives:**

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/23/2979/FUL on [Public Access](#)

## Map



## Key



Notified, no comments received



Objection



Representation



Support