



Committee Report

Planning Committee North - 12 December 2023

Application no DC/22/4540/FUL

Location

The Anchor
Iken Cliff
Iken
Woodbridge
Suffolk
IP12 2EN

Expiry date 13 January 2023

Application type Full Application

Applicant Mr and Mrs Torna and Mike Russell-Hills

Parish Iken

Proposal Extension to dwelling. 3 bay cart lodge with studio over.

Case Officer Rachel Smith
Rachel.smith@eastsoffolk.gov.uk

1. Summary

- 1.1. Planning permission is sought for a two-storey rear extension with single storey link, and a detached cart lodge. The application site is located within the Parish of Iken and is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).
- 1.2. The application was considered by the Referral Panel as Iken Parish Council's objection was contrary to the Officer's 'minded-to' recommendation of approval. The Parish Council commented as follows on the scheme as originally submitted:

"Iken Parish Council held a meeting where the majority voted to object to the application. Their comments submitted were as follows:

"At the Parish Council meeting held in public in Hardy's Barn on 25th November 2022 there was a great deal of discussion about the size of the extension, the impact on the view from

the river and over development. The Councillors decided that they had a duty of care to respond:

4 objections

1 in support

2 abstentions”

- 1.3. The Referral Panel considered that the size and scale of the proposed extension; its location in a sensitive landscape; and proximity to Public Rights of Way, warranted further consideration by the Planning Committee.
- 1.4. It is worth noting that after the Parish and other consultee comments were received, the proposals were amended in response. The scale of the link section was reduced from two-storey to single storey, and the rear extension was reduced in scale to lessen views of it from the front elevation of the property.
- 1.5. It is considered that the revised proposals are of an acceptable design and would not have an adverse impact on the character or appearance of the wider landscape. The application is therefore recommended for approval.

2. Site Description

- 2.1. The Anchor is a previous public house, located in the Countryside, within the Parish of Iken and within the AONB. The pub was converted to a dwelling sometime in the 1960's. The property is accessed off a track serving one other neighbouring property, Jumbo's Cottage. There are a number of Public Rights of Way close to the site. The property has a driveway and parking area off the access track to the West and various outbuildings further east within the curtilage.

3. Proposal

- 3.1. The application proposes extensions to the rear of the existing property. A single-storey link would extend from the rear of the property with a two-storey extension located behind this and built into the sloping land. A 3 bay cart lodge is proposed to the East of the dwelling.
- 3.2. The proposed plans have been considerably reduced in scale since their original submission and the proposed finish amended to a natural timber boarding (from white timber) following the Referral Panel meeting.

4. Consultees

Consultee	Date consulted	Date reply received
Iken Parish Council	24 November 2022	26 November 2022
Summary of comments: At the Parish Council meeting held in public in Hardy's Barn on 25th November 2022 there was a great deal of discussion about the size of the extension, the impact on the view from the river and over development. The Councillors decided that they had a duty of care to respond: 4 objections		

1 in support
2 abstentions

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	24 November 2022	No response
Summary of comments: No comments		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	24 November 2022	25 November 2022
Summary of comments: Informative applied		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	24 November 2022	2 December 2022

Summary of comments:

I have reviewed the details of this application for a rear extension to The Anchor at Iken, plus a new cart lodge building and I can advise you as follows:

The site falls within the Suffolk Coast and Heaths AONB which is the highest level of landscape designation in UK planning law. In this respect the surrounding landscape is regarded as highly sensitive to change that might arise from proposals for new development. The potential for adverse effects can apply to landscape character as well as visual amenity.

The proposed extension is to the rear of the existing house with the cart lodge also to the rear. All new built elements will be within the existing domestic curtilage.

The property faces out over the river and the much-used footpath (also the Suffolk Coast and Heaths Path) from Snape Maltings to Iken Church passes in front of the property. With the extension and cart lodge being contained within the existing curtilage, there will be no impacts on the fabric of the landscape in so far as it contributes to wider landscape character. With the extension and cart lodge set to the back of the property, the most likely potential impact on surrounding landscape character would come from light spill from new domestic living space. I note that the extension is to be set back into the slope to the rear of the property to maintain the existing ground floor level. This will in part help to contain light spill, although there is still potential for light spill where the extension extends beyond the eastward extent of the original building. However, this will be relatively minor and will be reasonably well screened by trees and scrub to the north of the property.

Also substantially screened by the same scrub and trees is the footpath which only briefly offers views of the house before turning to the north of Jumbo's Cottage. Walkers walking east to west will pass Jumbo's Cottage and then turn away from the Anchor behind the existing scrub.

At first site there is potential for this extension to have notable landscape and visual impacts on this sensitive location, but the combination of siting, use of levels, and the nature of existing woody vegetation mean that whilst there may be some impacts, they are not sufficient to warrant reason for refusal on grounds of adverse impacts on local landscape character and visual amenity.

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	24 November 2022	14 December 2022

Summary of comments:

The AONB team is not objecting to an extension of the host dwelling in principle and we do acknowledge that significant effort has been made to reduce the landscape and visual impact of the proposed extension for example by reducing the size of the extension and undergrounding the proposed garage. The off white washed weatherboard also being proposed on the east and west elevations seems to fit within the developed colour palette (ref S 1002-Y) for the Rolling Estate Sandlands Landscape Character Type in the Selection and Use of Colour in Development Guide for the Suffolk Coast & Heaths AONB.

Despite these measures, the AONB team has the following concerns about the scheme as proposed.

The proposed extension is still substantial on this elevated position above the river. We recommend that the extension is further reduced especially at the eastern end where it extends beyond the building of the host dwelling. This is necessary to ensure that the extension is subservient to the existing house.

The extension includes a significant amount of glazing particularly on the northern, southern and eastern elevations which means that the potential for light spill into the AONB is substantial. While the roof overhangs will help prevent vertical light spill the risk of horizontal light spill remains an issue without further mitigation being integrated into the design of the building. Such measures could include the use of hanging shutter or louvres. This issue should be revisited with the applicant due to the elevated nature of the site and the schemes potential to impact tranquillity, a defining quality underpinning the designation of the AONB.

It is not clear if any external lighting is being considered at this site. If your planning authority is minded to approve this scheme, the AONB team recommend that a condition is attached to any permission granted seeking the submission of a lighting strategy for approval by your authority prior to its installation. This is being requested to prevent light pollution and to preserve the dark skies in this sensitive riverside landscape within the AONB.

Consultee	Date consulted	Date reply received
Alde And Ore Association	N/A	26 January 2023

Summary of comments:

The Association objects to this application on the following grounds:

The National Planning Policy Framework, Ch15 sets out the criteria for development within an Area of Outstanding Natural Beauty, which has the highest status of protection. Para 177 states that applications should be refused unless it can be demonstrated that the development is in the public interest. No such demonstration has been made. The Design and Access Statement asserts that the development remains largely hidden from public views within the AONB but this is not the case. The attached photographs, taken from the public footpath below The Anchor show:

- o The building stands high above the river in a prominent position
- o The view across the river from below the building shows an open view.

The large extension, to the south of the existing house, will be very visible from the river to the east and from the footpath below the building and possibly from the opposite bank of the river to the north east, also within the AONB.

Para 178 states that major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character. The proposed extension is very large, much larger than the original building and of a character very incompatible with the special character of the Heritage Coast.

We are also concerned about the potential for light pollution, contrary to policy SCLP 10.3 of the Local Plan. No information has been provided in respect of light emission from the development.

Re-consultation consultees

Consultee	Date consulted	Date reply received
Iken Parish Council	30 August 2023	No response
Summary of comments: No further comments provided		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	30 August 2023	No response
Summary of comments: No further comments provided		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	30 August 2023	No response
Summary of comments: No comments		

Consultee	Date consulted	Date reply received
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SCC Rights Of Way	30 August 2023	7 September 2023
Summary of comments: Informative applied		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	30 August 2023	1 September 2023

Summary of comments:
I have reviewed the amended plans that have been submitted in respect of this application and I can advise that, in respect of landscape related matters, the reduced profile of the rearward extension link structure and consequent reduction of fenestration and thus light spill, is welcomed. In my previous response I concluded by saying:
At first site there is potential for this extension to have notable landscape and visual impacts on this sensitive location, but the combination of siting, use of levels, and the nature of existing woody vegetation mean that whilst there may be some impacts, they are not sufficient to warrant reason for refusal on grounds of adverse impacts on local landscape character and visual amenity. The amended plans allow me to confirm this position.

Consultee	Date consulted	Date reply received
Alde And Ore Association	30 August 2023	No response

Summary of comments:
No further comments

Third Party Representations

One neighbouring comment of support was received 7 December 2022. Another comment was made 29 June 2023; however, no material considerations were raised within these.

5. Publicity

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

Category	Published	Expiry	Publication
Public Right of Way Affected	1 December 2022	22 December 2022	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: In the Vicinity of Public Right of Way
Date posted: 9 December 2022

6. Planning policy

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

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

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental 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)

National Planning Policy Framework 2023 (NPPF)

7. Planning Considerations

Design Quality and Landscape Value

- 7.1. Following concerns regarding the scale of the proposal and potential views of the proposal from the surrounding public footpaths to the North of the dwelling, the proposals have been amended since their original submission. The link extension between the existing main dwelling and proposed rear extension was reduced from two-storey to single-storey. The rear element was also reduced in scale, with the footprint being reduced on the Eastern side, to allow for the rear element to be further obscured from view of the front elevation of the dwelling. These amendments to the proposal were considered to address the concerns around the bulk and visual impact of the proposals. These reductions in scale were accompanied by reductions in the level of glazing, also originally raised as a concern in relation to the impacts of light spill on the 'dark skies' qualities of the AONB.
- 7.2. The amended extensions and alterations are therefore considered to be of an appropriate design and scale in comparison to the current dwelling. The proposed extension will allow for additional space to be provided at the dwelling, as well as a covered parking area to the east. The scale of the proposal is acknowledged as sizeable; however the concept of extending the original red brick cottage over a relatively large footprint in a contrasting design, follows a similar approach to that at neighbouring Jumbo's Cottage which occupies a more sensitive and prominent location, closer to the river.
- 7.3. The roof design of the rear extension is a proposed shallow hipped roof. The shallow nature of the roof will allow for enough space to be gained by the extension, without an intrusive and large roofscape. The link extension was reduced from a large, two-storey extension to a single-storey pitched roof link. Reducing this link in height and scale has greatly reduced the

overall visual impact of the proposed extensions on the surrounding area and light spillage to the east.

- 7.4. The proposed cart lodge is of an appropriate scale and sited within the most appropriate location. The cart lodge will utilise the existing access and driveway and will provide covered parking for three vehicles. Due to the location of the cart lodge and the raised land to the rear and eastern side of the dwelling, the cart lodge will be visually sunken into the surrounding slope, therefore remaining visually modest from the majority of the surrounding area. The view from the front of the cart lodge will reflect a common outbuilding design, with the openings facing north. Its siting, set back from the front of the property, will help to ensure it is not of an over-dominant scale.
- 7.5. Due to the siting of the property and the topography of the land, much of the rear extension will be built into the existing slope thereby reducing the visual impact from outside of the application site. Any views of the dwelling from the South would be limited to the roofline of the rear extension and will visually read as a small scale, single storey development. Existing vegetation around the site, proposed for retention, would also help to reduce any wider visual impacts.
- 7.6. The amended proposal is judged to be an acceptable approach to extensions and alterations at the dwelling. It is considered that the amendments addressed the initial concerns regarding the scale and light spill resulting from the extensions. Therefore, it is judged that the proposals are acceptable and in accordance with Policies SCLP10.4 and SCLP11.1.

Residential Amenity

- 7.7. It is judged that the proposals are unlikely to result in a detrimental impact on neighbour's residential amenity. The property is sited in a rural location with the only near neighbouring dwelling being to the northeast, on the opposite side of the access track, approximately 50 metres away. The proposal is therefore not considered to have a significant impact on the occupiers of Jumbo's Cottage and is compliant with Policy SCLP11.2.

8. Conclusion

- 8.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the NPPF.

9. Recommendation

- 9.1. Approve, subject to controlling conditions as detailed 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 drwg. no. 11 rev. J (proposed floor plan) and drwg. no. 12 rev. G (proposed site plan)

received 30 August 2023 and drwg. no. 14 Rev. i (proposed elevations) received 30 October 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. 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. None of the trees or hedges shown to be retained on the approved plan (drwg. no. 12 rev. G received 30 August 2023) shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

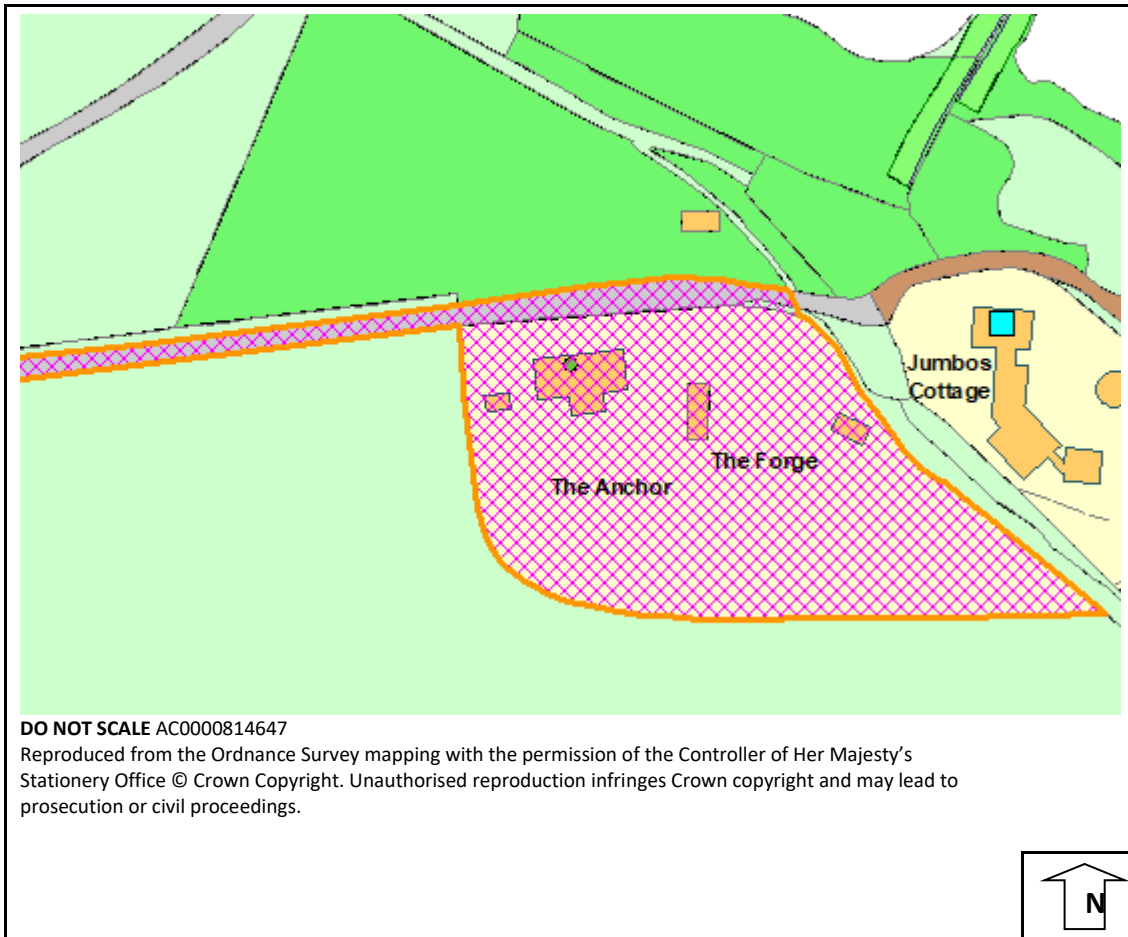
5. Prior to its installation, details of any external lighting shall be submitted to and approved by the Local Planning Authority. Only the approved lighting shall be installed and retained in its approved form.

Reason: In the interests of amenity, and protection of the local rural environment, including the ecological environment.





Background information

See application reference DC/22/4540/FUL on [Public Access](#)

Map



Key

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