



## Committee Report

**Planning Committee South** 25 July 2023

**Application no** DC/23/0517/FUL

**Location**

39 Simons Cross  
Wickham Market  
Woodbridge  
Suffolk  
IP13 0SX

**Expiry date** 6 April 2023

**Application type** Full Application

**Applicant** Mr Alex Austin

**Parish** Wickham Market

**Proposal** Erection of holiday let (revised scheme to annexe approved under DC/22/3470/FUL)

**Case Officer** Nick Clow  
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### 1. Summary

- 1.1. The application seeks full planning permission for the erection of a holiday let at 39 Simons Cross in Wickham Market.
- 1.2. The application is being presented to Planning Committee South for determination following it being heard at the Referral Panel meeting on 2<sup>nd</sup> May 2023 due to the officer 'minded to' recommendation of approval being contrary to the Parish Council's objection to the application. The Referral Panel considered that there were significant planning considerations such that the application should be determined by Committee.
- 1.3. The principle of a new unit of holiday accommodation in a permanent building on this site complies with the relevant policies of the Local Plan. It is also acceptable in terms of other

material considerations including visual amenity, residential amenity, highway safety and ecology. The application is therefore recommended for approval.

## 2. Site Description

- 2.1. The application site is located within the settlement boundary of Wickham Market, at the end of a cul-de-sac known as Simons Cross. The application site consists of a 3-bed semi-detached dwelling with off-road parking to the front of the property and a rear garden that extends beyond the front elevation of the property along the eastern side of the curtilage. A detached garage is also located to the north-east of the curtilage abutting the neighbouring garage of No.37 Simons Cross.
- 2.2. The surrounding area comprises dwellings of a similar size, design and scale. The application site is not located within the Wickham Market Conservation Area or Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). No Tree Preservation Orders affect the site.

## 3. Proposal

- 3.1. The applicants propose the erection of a holiday let in lieu of an annexe approved under DC/22/3470/FUL. The holiday let would be single storey in scale and would provide a lounge/kitchenette, bedroom, bathroom and study. It would have a flat roof and the walls would be finished in buff facing brickwork and grey cladding.

## 4. Consultees

### Third Party Representations

- 4.1. No third-party comments have been received.

### Parish/Town Council

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	15 February 2023	9 March 2023

#### Summary of comments:

Wickham Market Parish Council object to this proposal with the following additional comments. The Parish council supports condition 4 of the planning notice prohibiting the annex from being let as a separate dwelling.

The Parish Council recommend that this proposal is refused as a separate rented property because parking is restricted and unsuitable. Such a development would have a detrimental impact on the residential amenity of local properties

## Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	15 February 2023	17 February 2023
Summary of comments: Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission due to the application not having a detrimental effect upon the adopted highway.		

## Publicity

None

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 2 March 2023

Expiry date: 23 March 2023

## 5. Planning policy

National Planning Policy Framework 2021

SCLP3.2 – Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.4 - Tourism Development outside of the AONB (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (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)

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)

## 6. Planning Considerations

### Principle of New Tourist Accommodation

- 6.1. Policy SCLP6.4 supports tourism development outside of the AONB where it:
- Enhances the long term sustainability of the area;

- b) Is well related to existing settlements;
- c) Avoids, prevents or mitigates adverse impacts on the natural environment and on local landscape character;
- d) Is of a scale that reflects the surrounding area;
- e) Is of the highest design standards;
- f) Minimises light pollution from artificial light sources and ensures the retention of dark skies; and
- g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

6.2. Policy SCLP6.5 supports new tourist accommodation where:

- a) The demand or need for tourist accommodation is clearly demonstrated;
- b) They are of a high standard of design;
- c) They are of a scale appropriate to the nature of the site and its setting;
- d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries;
- e) Covered cycle storage, proportionate to the size of the site is provided on site;
- f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
- g) Ancillary facilities to support the tourist uses are provided on the site where required; and
- h) Flood adaptation and mitigation measures are included where required.

6.3. In addition to the above, SCLP6.5 supports tourist accommodation comprising permanent buildings within the settlement boundaries.

6.4. The proposed holiday let in this case is considered to be well related to existing settlements, being located within the settlement boundary of Wickham Market which is classified as a 'Large Village' in the Local Plan Settlement Hierarchy (SCLP3.2). The principle of a holiday let in this location is supported by policies SCLP6.4 and SCLP6.5. The detailed considerations regarding design and impacts on the surrounding environment are set out below.

#### Design, Visual and Landscape Impact

6.5. The proposed holiday let is modest in scale, being a single storey structure providing a lounge/kitchenette, bedroom, bathroom and study. Although it would be positioned forward of the principal elevation of the existing dwelling, given its location in the northeast corner of the site, which itself is at the end of a cul-de-sac, views of the proposal will not be prominent in the streetscene. The existing curtilage of 39 Simons Cross is also large enough to accommodate the proposal without resulting in overdevelopment of the site. The building would have a flat roof, and flat roofs are not uncommon in the area; all of the detached garages along Simons Cross possess a flat roof. The proposal would also be finished in buff brickwork, which is present on the existing dwelling, together with grey cladding. Although cladding has not been utilised extensively in the area, it is a common material that is not so different to the character of the area that it would look incongruous within the streetscene.

6.6. The holiday let would be located within the curtilage of an existing dwelling and within a built-up residential area, and therefore will not have an adverse impact on the wider landscape, including in terms of light pollution. The proposed holiday let is of an appropriate standard of design, and of a scale appropriate to the nature of the site and its setting within

a residential area. The proposed structure will not have an adverse impact on the AONB or its setting, Heritage Coast or estuaries due to its distant proximity to these designated sites. Although there is no provision of renewable energy as part of the scheme, there is room to accommodate renewable energy apparatus either on the flat roof of the building or on the host dwelling.

#### Residential Amenity

- 6.7. Although the holiday let would abut the garage of No.37 Simons Cross, its modest height satisfactorily mitigates any potential adverse overbearing impact on the amenity of No.37. Due to its single storey nature and distance from both No.37 and No.41, no new lines of sight will be created by the proposed new windows and doors because they sit at ground floor level and do not allow views into the curtilages of neighbouring dwellings. Its modest height and size as well the holiday let's distant proximity from No.37 and 41 does not adversely affect the amount of sunlight/daylight entering the habitable rooms of neighbouring properties.
- 6.8. There will naturally be an element of noise generated from the use as a holiday let but officers are satisfied that the increase in noise levels will not materially affect the existing residential area or occupants of 39 Simons Close so much so that it will have an adverse impact on neighbouring amenity. The applicants have designed the floor space so that the living room abuts the existing garage which means if the garage is used by the neighbour, there would be less disturbance to the occupants of the holiday let during night time hours than if the bedroom adjoined the garage; this is welcomed by the local planning authority.
- 6.9. There will be no separation of the curtilage to accommodate the holiday let. The holiday let itself will screen the area outside the patio doors providing privacy to the occupants from any public views from the highway.

#### Highway Safety and Parking

- 6.10. The site is located along an adopted highway within an established residential estate, therefore the road network is able to accommodate the volume of traffic generated by the proposal without having a significant adverse impact on the free flow of traffic and highway safety. SCC Highways were consulted on the application and had no objections to the scheme.
- 6.11. Officers note the Parish Council's concerns regarding the lack of parking to satisfactorily support the proposed holiday let. Parking availability for the holiday let is no different than for the one-bed annexe approved under DC/22/3470/FUL. The Suffolk Guidance for Parking requires at least two available off-road parking spaces for a three-bed dwellinghouse. The addition of a holiday let with one bedroom requires an additional off-road parking space to comply with the Guidance. The proposal incorporates one bedroom and a small study, in this case (as a holiday let) the study is of a size suitable for a single bed, or a bunk bed, so may serve as a bedroom for children. It is however unlikely that this small holiday let would generate more than one car from its occupiers. The site has two parking spaces to the front of the dwelling and one in front of the existing detached garage, therefore allowing up to three vehicles to be parked off the road which would be in accordance with the Guidance. SCC Highways have also raised no concerns regarding the existing parking arrangements. Officers are satisfied that the parking availability is appropriate for a holiday let in this

location. The scheme also includes the provision of a secure cycle store and bin store for the occupants of the holiday let, to be located adjacent to the southeast elevation of the existing dwelling.

#### Other matters

- 6.12. The proposal includes ancillary facilities to support the tourist use in the form of a bathroom, lounge and kitchenette within the building together with bin and cycle storage provision as noted above.
- 6.13. There is no risk of flooding to the site, therefore officers have not required any flood mitigation measures to form part of the application.

#### Ecology

- 6.14. Officers note that the application is within scope of the Suffolk Coast RAMS as it falls within the 13 km 'zone of influence' for likely impacts and is a relevant residential development. A Habitats Regulations Assessment (HRA) has been completed. It is anticipated that such development in this area is 'likely to have a significant effect' upon the interest features of the aforementioned designated site(s) through increased recreational pressure, when considered either alone or in combination. Officers are satisfied with the payment of £322.22 as mitigation for any likely significant effect on the designated sites within East Suffolk. An informal discussion with East Suffolk's ecology team did not raise any particular issues that officers would deem materially impact any designated sites therefore, officers are satisfied that this proposed development will not result in an increase in activity likely to have a significant effect upon sites designated as being of international importance for their nature conservation interest.

### **7. Conclusion**

- 7.1. The principle of a new unit of holiday accommodation in a permanent building on this site complies with the relevant policies of the Local Plan. It is also acceptable in terms of other material considerations including visual amenity, residential amenity, highway safety and ecology. Therefore, this application complies with SCLP 6.4, 6.5, 7.2, 10.2, 11.1 and 11.2 of the Local Plan, and is therefore acceptable so should be approved.

### **8. Recommendation**

- 8.1. Approve subject to conditions.

#### **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 Drawing number PP001C received on the 29.06.2023, 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. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

When the unit is in use as a 'holiday let', the duration of occupation by any one person, or persons, of the unit shall not exceed a period of 56 days in total in any one calendar year. The owners/operators of the holiday unit hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the unit during each individual letting. The said register shall be made available at all reasonable times to the Local Planning Authority.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right. This condition is imposed to ensure that the development is occupied only as bona-fide holiday accommodation in the interests of residential amenity.

5. The parking spaces in front of existing dwellinghouse and the hereby consented holiday let, shall be retained for parking purposes and be maintained for use by both the dwellinghouse and the holiday let in perpetuity.

Reason: To ensure that adequate shared parking provision is maintained for both the dwellinghouse and the holiday let in the interests of highway safety, whilst maintaining flexibility in terms of which occupants can utilise which parking space, due to the close relationship between the use of the units.

#### **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.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

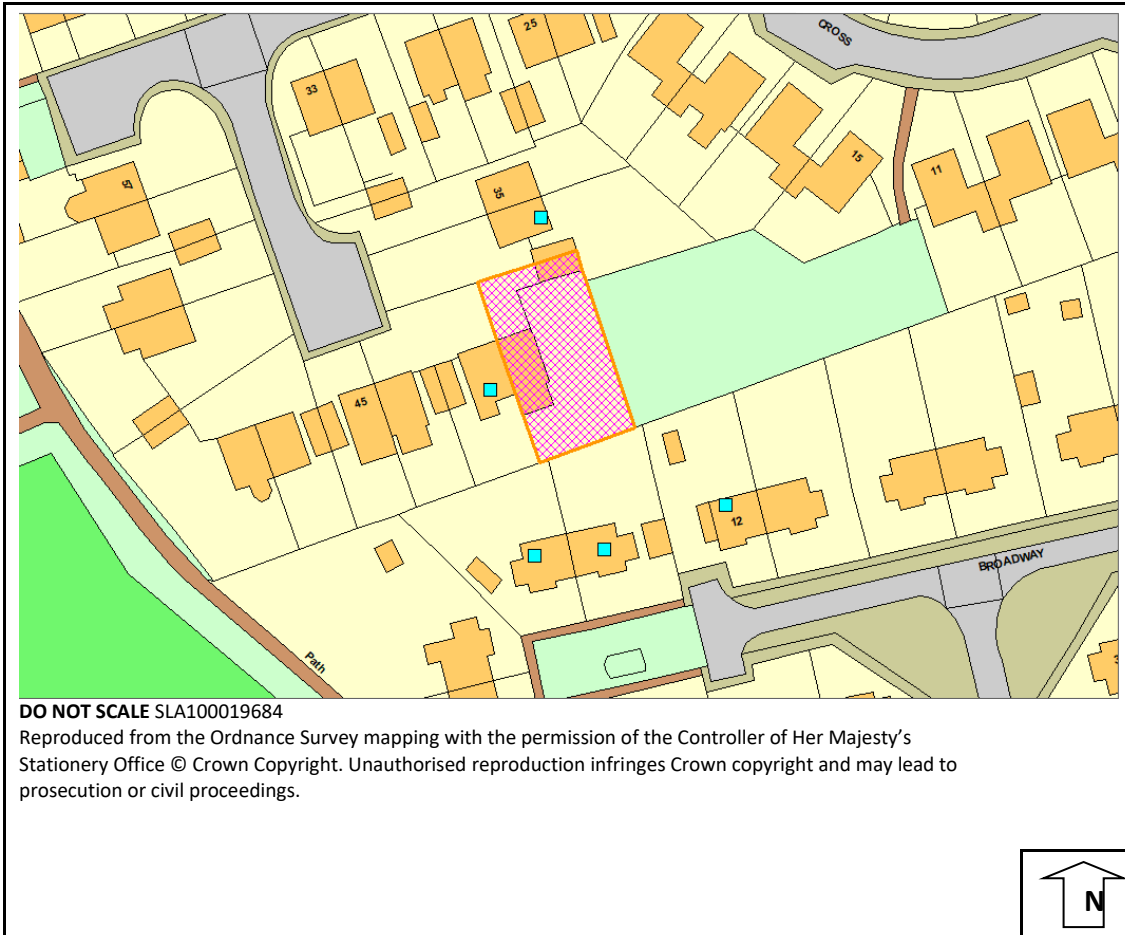
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

### **Background information**

See application reference DC/23/0517/FUL on [Public Access](#)



# Map



## Key



Notified, no comments received



Objection



Representation



Support