



Committee Report

Planning Committee South – 23 April 2024

Application no DC/24/0456/FUL

Location

Stones Throw Cottage
19 Station Road
Woodbridge
Suffolk
IP12 4AU

Expiry date	2 April 2024
Application type	Full Application
Applicant	Mrs K Yule
Parish	Woodbridge
Proposal	Single storey rear extension.
Case Officer	Isabella Taylor 07825 606884 isabella.taylor@eastsuffolk.gov.uk

1. Summary

- 1.1. Planning permission is sought for the construction of a single storey extension at Stones Throw Cottage. This application has been submitted in tandem with an application for Listed Building Consent (DC/24/0457/LBC) as the property is a grade II listed building.
- 1.2. The application is presented to the Planning Committee (South) as the applicant is an elected member of the Council.
- 1.3. The proposed development accords with the Development Plan and National Planning Policy Framework and, therefore, is recommended for approval.

Consultees

Consultee	Date consulted	Date reply received
Woodbridge Town Council	19 February 2024	8 March 2024
Summary of comments: WTC have no objection.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	19 February 2024	19 February 2024
Summary of comments: No objections as there will be no significant impact on known archaeological sites or areas with archaeological potential.		

Publicity

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

Publication	Published date	Expiry date	Reason
East Anglian Daily Times	29 February 2024	21 March 2024	Conservation Area Listed Building

Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	21 February 2024	13 March 2024	Conservation Area Listed Building

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)

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)

2. Site Description

- 2.1. Stones Throw Cottage (No.19) is an end terrace, two-storey, 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.
- 2.3 Planning permission and listed building consent for a single storey extension was recently granted and these permissions/consents remain extant, see references DC/23/2979/FUL and DC/23/2980/LBC. These new applications under consideration propose a different design.

3. Proposal

- 3.1. The proposed development is for the construction of a single storey rear extension. The extension would accommodate a lobby, toilet and extra space in the open plan dining sitting area. The proposal would require the demolition of an existing outbuilding.

4. Third Party Representations

- 4.1. No third party comments received.

5. Planning Considerations

Design and Heritage

- 5.1 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.

- 5.2 The NPPF identifies the conservation and enhancement of the historic environment as an important element of sustainable development. Paragraphs 207 and 208 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.
- 5.3 The Council's Principal Design and Heritage Officer has reviewed and commented on the proposals, and his advice is incorporated into the officer assessment.
- 5.4 The regularisation of the plan form of the extension maximises the space available and the opportunity of a narrow plot to provide additional floor space – and this is a reasonable approach to take to the design intent. When compared to the existing historic footprint, the quantum of proposed new accommodation is not disproportionate. Further, the elongated plot is well able to accommodate this addition without appearing cramped or leaving too little amenity space. The building line of the addition maintains that established by the existing consent which is in line with the neighbouring rear extension. This is respectful and appropriate.
- 5.5 The design of the addition is straightforward. It is flat roofed which ensures that the scale is as reduced as possible with a low-key and minor effect, only. The glazed doors will be multi-paned to reflect the fenestration on the house and the use of cream render will tie the appearance back to the existing rear of the building. A flat roof lantern will provide light into the dining/sitting area and its flat profile will mitigate its visual impact. On these bases, therefore, there will be no adverse impacts arising, with a neutral effect, only, on the significance of the listed building and the Woodbridge Conservation Area.
- 5.6 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

- 5.7 Policy SCLP11.2 states that proposed development should not result in adverse impacts in regard to: a) Privacy/overlooking; b) Outlook; c) Access to daylight and sunlight; d) Noise and disturbance; e) The resulting physical relationship with other properties; f) Light spillage; g) Air quality and other forms of pollution; and h) Safety and security.
- 5.8 The proposed extension will be located on the side and rear of the dwelling. The extension will result in a depth similar to that of the attached neighbour to the west (No. 21) and therefore would have little impact on that property.
- 5.9 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.
- 5.10 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 plot relative to the tracking

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.

- 5.11 The proposed side extension would bring the massing of the host dwelling closer to the east boundary and No.17a; despite this, a narrow alley way provides access to the rear garden, and the adjacent area is not useable garden space and a reasonable gap between the dwelling and the east boundary would still be retained. Whilst the side addition will be closer to this neighbouring property than the existing built form, it would be within the scope of what would be reasonable adjacent a narrow pathway along the side of the dwelling.
- 5.12 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.
- 5.13 The proposed development is considered to comply with policy SCLP11.2.

6. Conclusion

- 6.1 The scheme complies with the NPPF and Development Plan. Therefore, the application is recommended for approval subject to the recommended conditions.

7. Recommendation

- 7.1 Approve.

8. 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 works hereby permitted shall be completed in all respects strictly in accordance with the following approved plans and documents:

- The proposed plans and location plan- 631-03- received 06.02.24

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 roof/wall junctions of the extensions with the existing building to show method of attachment and flashings.

(iii) 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.

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

(v) Details of proposed services, including new openings. The work shall be carried out in accordance with the approved details.

(vi) Details of the exact size and specification of the roof light

Development must then be undertaken in accordance with the approved details.

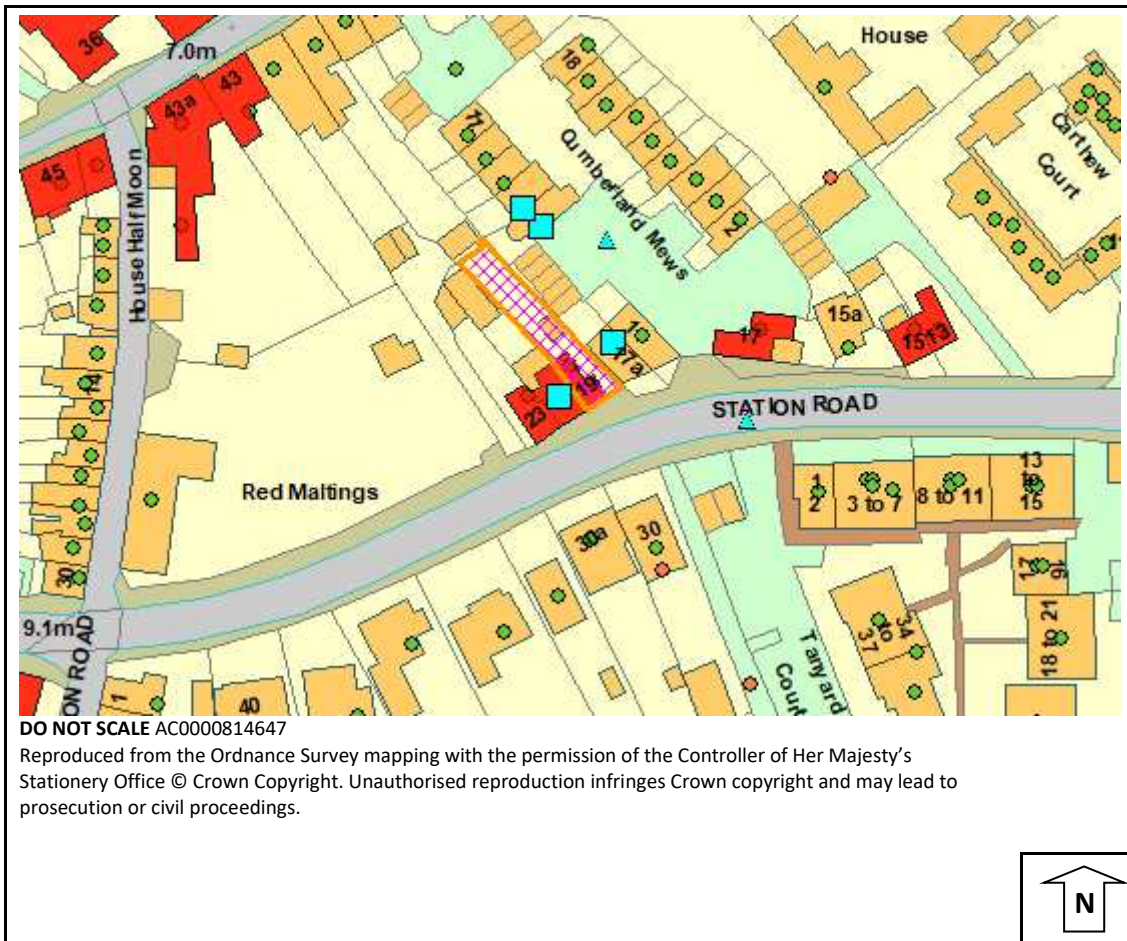
Reason: In order to safeguard the special architectural or historic interest of the building.

9. Background information





See application reference DC/24/0456/FUL on [Public Access](#)

Map

***Officer Note: the properties shaded red are listed buildings. There have been no neighbour comments on this application.**



Key

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