



PLANNING COMMITTEE SOUTH - UPDATE SHEET

22 AUGUST 2023

Item 6 – DC/22/4985/FUL – Construction of 1 dwelling at Hungarian Lodge, High Street, Ufford, Suffolk, IP13 6EL

Third Party Representations

- 4.3 A further letter of representation has been received from the occupier of 11 Lodge Road who has further instructed Rapleys LLP to provide comment/assessment on the applicant's light assessment. Their report is available via public access and concludes:
- a proposed development within a low density-built environment should only be considered appropriate where it meets the BRE recommendations (which the Proposed Development does not);
 - the Proposed Development does not sufficiently safeguard the daylight and sunlight amenity of 11 Lodge Road; and
 - the application of the mirror image test is inappropriate in the context of the Proposed Development.

Residential amenity – Impact on light

- 6.14 Further to the comments on the light report submitted by the neighbour, summarized above, the applicant has further engaged their light consultant to provide a response to the above.

Section 1.6 of the BRE guide (quoted in part by Rapleys) is provided in full below:
“The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. Alternatively, where natural light is of special

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importance, less obstruction and hence more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A and B are entirely flexible in this respect. Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances.”

The above sets out that this guidance is to help and advise but is not mandatory. Therefore, although there are specific numerical values quoted within the document, there is also an element of flexibility within their consideration of any application. Both the applicant and the neighbouring resident have employed specialist consultants to assess the impact of the application and, as set out in the guidance, have both considered the numerical values of the impact as well as the supporting text. While both draw differing conclusions, it is noted by both that light to Window 5 (W5) will be affected. Consideration must therefore be given to the significance of this impact on the resulting residential amenity following development for the occupier of 11 Lodge Road.

Following the site visit, Members were able to view the position in relation to the light currently available within the dining room that the window serves, the impact on the light available following the blocking of that light (during the site visit, the curtains were closed to represent the blocking of light to that room) and appreciate the situation of no. 11 in relation to the proposed dwelling as the footprint had been pegged out and relative heights noted. While Officers remain of the opinion that, given the modest scale (height) of the proposed dwelling, on balance, the impact on light to W5 would not be sufficient to warrant a reason for refusal, Members are advised to consider both consultant’s positions, along with their first-hand experience from the site visit in reaching their view.

Heritage

- 6.22 The Council’s Design and Conservation Team has made comments on the application in order to assist with comments made by local residents and the Parish Council. **These assess the historic context as follows:**
- The Conservation Area in Ufford is in that part of the village referred to as Lower Ufford and does not include the application site. Nor does the site fall within the setting to the Conservation Area which is some distance away.
 - The only available record in the Suffolk Historic Environment Record relates to a site evaluation undertaken in 2014 for archaeology.
 - The first edition Ordnance Survey map shows that the site may have been previously developed.
 - Ufford has two historic cores – around Lower Street, concentrated around the parish church; and Upper Street (now High Street), a form of ribbon development along the former Ipswich-Yarmouth Toll Road.
 - Of note in the vicinity of the application site are two Grade II listed buildings (designated heritage assets): The Red House and the Crown Inn, both Grade II listed (the house’s listing includes its courtyard walls). Of local historic interest are Forge Cottage and the lodge to Hungarian Hall (adjacent the application site). All of these buildings form an attractive group in this area of the village.
 - The Red House is mid-18th century in origin with a possible older core; the Crown Inn originated as a 17th farmhouse, which much can still be read by its linear form, axial stack and baffle entry. The Red House and the Crown Inn are listed together for group value meaning that changes to one may have an effect on the other.

- The character of this part of the village is mixed in age and quality, with a lower density and interspersed green and tree-ed spaces providing a pleasant village character. The Red House and Crown Inn stand out as local landmarks and are impressive for their high architectural quality, reasonably large scale, and important use (the Inn).

The application for a new dwelling

- The application site clearly falls within the setting of both listed buildings. It is not considered, however, that the application proposal *affects* their setting. This is why, correctly, the application was not advertised as affecting the setting of a listed building – because it does not. This judgement is made due to the low scale of the proposed building – that is, its size in relation to the two storey buildings around it; its setback from the street, maintaining the existing line of buildings; and the wall/hedge front boundary which provides a partial screen (and which should be retained). For these reasons, the addition of a new dwelling will have a marginal visual impact in the streetscene, only – a change, yes, but one that is typical of the village in this area, which mostly consists of dwellings along the street. There will be nothing uncharacteristic about adding a new dwelling in this proposed location.
- It is not considered that the existing site in its current undeveloped form (and which may have been previously developed historically) in any way contributes to the significance of the Red House or the Crown Inn or their group value or the streetscene, in particular. There appear to have been no historic functional or tenorial connections. The application site simply forms part of their general surroundings. Thus, the addition of a single storey dwelling as proposed will leave the significance of the designated heritage assets unaffected and, thereby, preserved, and also their group value. This goes also for the character of the local group that includes the buildings of local historic interest, which will undergo a minor change with the addition of this new dwelling but not an adverse one.