



Committee Report

Planning Committee South – 24 October 2023

Application no DC/23/2980/LBC

Location

Stones Throw Cottage
19 Station Road
Woodbridge
Suffolk
IP12 4AU

Expiry date 4 October 2023

Application type Listed Building Consent

Applicant Mrs Kay Yule

Parish Woodbridge

Proposal Listed Building Consent - 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 Planning Permission (DC/23/2979/FUL).
- 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 concerns, which have been addressed separately in the report for the associated Planning Application DC/23/2797/FUL:
- 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."		

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
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5. Planning policy

National Planning Policy Framework 2023

SCLP11.1 - Design Quality (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)

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

6. Planning Considerations

- 6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses in considering whether to grant listed building consent for works.

- 6.2 The NPPF at paragraphs 199 to 202 requires 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. Any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification.
- 6.3 The statutory duty 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.
- 6.4 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.
- 6.5 A new opening will be required for the proposed side extension to permit internal access but this will be into the existing modern extension, avoiding the removal of historic fabric. The lobby addition 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 by condition prior to commencement in terms of proposed services, proposed render and the proposed glazing, timber doors and window.
- 6.6 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 again be required in terms of the windows, doors and render, which can be secured by condition.
- 6.7 The proposed alterations are considered to result in a justifiable low level of less than substantial harm to the significance of the building. The application is therefore judged to meet the requirement under section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 for the determining authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7. Conclusion

- 7.1 As the proposals are acceptable in terms of their design and impact on the listed building, they are therefore considered to comply with the policies listed above.

8. Recommendation

- 8.1 Approve subject to the conditions below.

Conditions:

1. The works to which this consent relates must be begun not later than three years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works to which this consent relates shall be carried out in complete accordance with 631-01 Rev B received 28/07/2023 for which consent 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 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.

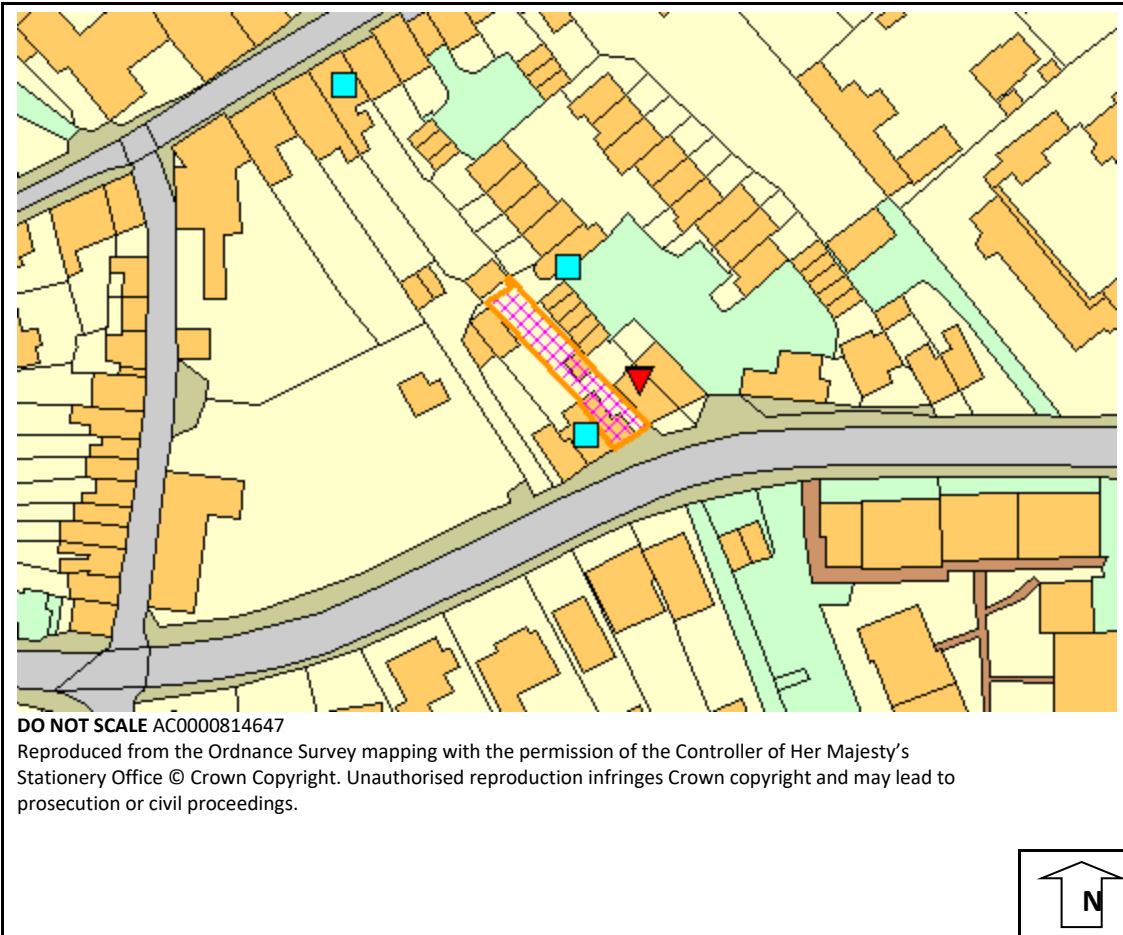
The work shall be carried out in accordance with the approved details.

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

Background information

See application reference DC/23/2980/LBC on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support