



Committee Report

Planning Committee South - 27 July 2021

Application no DC/21/2194/FUL

Location

Lincolns Meadow
Brook Lane
Framlingham
Suffolk
IP13 9RH

Expiry date 28 June 2021
Application type Full Application
Applicant Mr & Mrs Tony Stockman

Parish Framlingham

Proposal For the demolition of an existing garage and for the erection of a new home office and workshop

Case Officer Megan Rodwell
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1. Summary

- 1.1. The proposed development seeks permission for the demolition of an existing garage and for the erection of a new home office and workshop in the curtilage of Lincolns Meadow, Framlingham.
- 1.2. The application is presented to the Planning Committee due to the applicant being a relative of an employee of East Suffolk Council.
- 1.3. It is the officer's recommendation that this application be approved in accordance with the policies of the East Suffolk Council, Suffolk Coastal Local Plan.

2. Site description

- 2.1. Lincolns Meadow is a detached dwelling located within Framlingham but within the countryside. The dwelling is not located within a Conservation Area or Area of

Outstanding Natural Beauty. The dwelling is situated within a substantial curtilage, part of which is situated within Flood Zones 2 and 3. This is due to a stream which is located towards the south of the curtilage, which is crossed via a bridge in order to access the dwelling.

- 2.2. There is currently a double garage located to the west of the dwelling, in the north-western corner of the site with sufficient parking provision in front. The majority of buildings within the site are located in this corner, approached by a long drive off Brook Lane. They are outside the area at risk of flooding.
- 2.3. Planning permission was granted in 2020 for the demolition of the existing double garage and replacement with a larger workshop and office connected to the house via a linked roof under DC/20/3993/FUL but this has not been implemented.

3. Proposal

- 3.1. The proposal seeks planning permission to demolish the existing double garage and replace it with a new home office and workshop, with bike store to the rear, within the same area. The proposed workshop/ office will have a square footprint, with the addition of a bike store to the rear. The total height of the proposed garage is to be approximately 4.7 metres, with the eaves on the principal elevation being approximately 2.5 metres. The eaves at the rear where the bike storage is proposed to be are slightly lower, being approximately 2.2 metres in height.
- 3.2. The proposed garage will have a depth of approximately 8.2 metres, with a width of approximately 7.5 metres. On the front elevation, there is proposed to be a large amount of glazing, with large windows and French door, which are located under an overhang supported by oak posts. There is proposed to be two Velux windows in the roof on the rear elevation, and a gable end window on the side elevation nearest the dwelling. On the rear elevation there will be an open sided area, which adjoins the bike storage, which will have a window on this elevation to allow light. There is also proposed to be a mezzanine floor.
- 3.3. The proposed development will be finished in Cedral plank, with four courses of red brick with one course being hidden by the boarding. A door to the workshop is proposed on the eastern side elevation alongside a stable door to the bike shed, also on this elevation., which is nearest the main dwellinghouse.

4. Consultations/comments

- 4.1. No third party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Framlingham Town Council	19 May 2021	7 June 2021
"Framlingham Town Council SUPPORTS this application."		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Rights Of Way	19 May 2021	No response
Summary of comments: No response received		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 25 May 2021

Expiry date: 16 June 2021

5. 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)

6. Planning considerations

Design Quality, Visual Amenity and impact upon wider landscape

- 6.1. The design of the proposed workshop and home office is that of a traditional ancillary building. The original dwelling will remain the dominant feature on site, with the proposed materials being appropriate for an outbuilding. The proposed development has a relatively shallow pitched roof, helping it to not be overbearing. The development is of appropriate overall character, and its design is complementary to the surrounding rural landscape.

- 6.2. The site is well screened from the main highway, with thick hedgerow. A public right of way runs from the site access, through the site and exiting on the northern boundary. Given the location of the proposed development, the dwelling will screen the majority of the proposed garage from the public right of way and therefore it is unlikely to be visible from the footpath. The substantial screening will also mean that the proposed replacement garage is unlikely to have a detrimental impact on the visual amenity of the area as it is unlikely to be visible from the main highway.
- 6.3. Although the ridge height is substantial, due to the size and overall scale of the development it will still be an ancillary building and will compliment the original dwelling, being a subservient feature on site. Therefore, the proposed development is seen to comply with Policy SCLP11.1 Design Quality.

Residential Amenity

- 6.4. Lincolns Meadow has one immediate neighbour to the west, Lincolns Barn, with which it shares a boundary. The garden area of Lincolns Barn is situated next to the site of the proposed garage. A thick coniferous hedge divides the two properties, reducing the impact that the proposed development may cause. There is a significant separation distance between the proposed development and the neighbouring dwelling. Therefore, it is deemed that the proposal would not cause any significant loss of light or have a detrimental impact on privacy.
- 6.5. The use of the hedge that is being retained as a screen helps to reduce the visibility of the proposed development. The proposed development is not an over dominating structure, and the dwelling remains the dominant feature on site. There is not proposed to be any windows on the elevation nearest the boundary.
- 6.6. The proposed development would therefore be unlikely to cause substantial harm to the residential amenity of the site and to the neighbouring properties and therefore it is seen to comply with Policy SCLP 11.2 Residential Amenity

7. Conclusion

- 7.1. The proposed outbuilding will be an improvement of the current double garage which is on site. The proposed development is of overall acceptable size, and a design that is complimentary to the rural setting. The outbuilding is unlikely to have any detrimental impact upon residential amenity, visual amenity or upon the wider street scene.
- 7.2. Therefore, the proposed development complies with both Local Planning Policy and the National Planning Policy Framework.

8. Recommendation

- 8.1. The proposed development is recommended for approval subject to conditions, as it complies with both Local Planning Policy and the National Planning Policy Framework.

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 materials and finishes stipulated in the submitted planning applications shall be as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the proposed enlarged part of the development is satisfactory in appearance, in the interests of visual amenity.

3. The development hereby permitted shall not be carried out other than in complete accordance with drawings Site / Location Plan, Proposed Floor Plan 1042/21/07 REV C, Proposed Floor Plan 1042/21/06/ REV C, Proposed Elevations 1042/21/11 REV C, Proposed Elevations 1042/21/10 REV C, Proposed Elevations 1042/21/09 REV C, Proposed Elevations 1042/21/08 REV C, Proposed Block / Layout Plan 1042/21/13 REV A and Plans 1042/21/12 Rev B.

Reason: For avoidance of doubt as to what has been considered and approved

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

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:

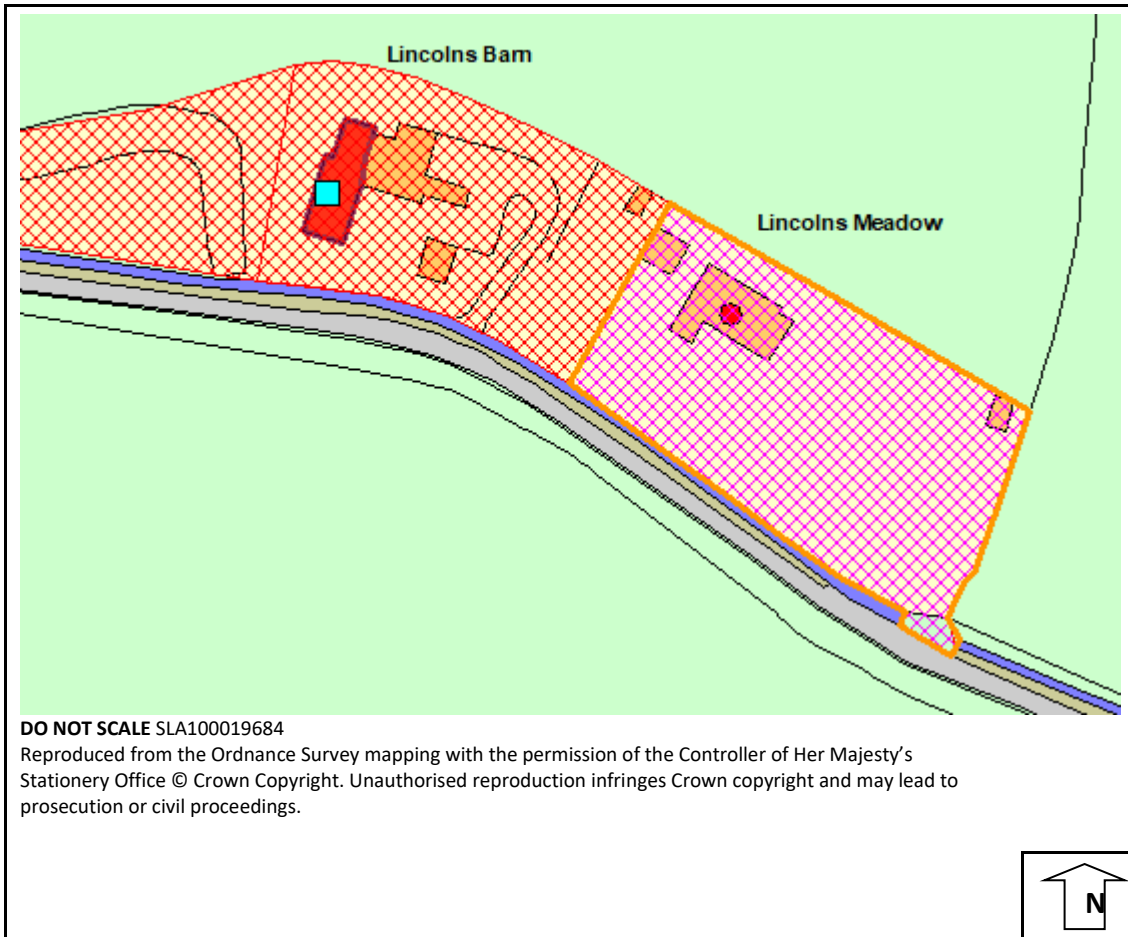
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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





Background information

See application reference DC/21/2194/FUL on [Public Access](#)

Map



Key

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