



Committee Report

Planning Committee North - 8 June 2021

Application no DC/21/1462/FUL

Location

The Alders
Potters Street
Theberton
IP16 4RL

Expiry date 18 May 2021
Application type Full Application
Applicant Mr Adam Hurrell

Parish Theberton

Proposal Two storey extension to west facing elevation of dwelling. Remove and rebuild existing storage barn to form single storey extension linking to proposed two storey extension

Case Officer Beth Hughes
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1. Summary

1.1 The application seeks consent for the removal of an existing storage barn to erect a single storey extension, which will join to a proposed two-storey extension, at The Alders, Potters Street, Theberton, IP16 4RL. Theberton and Eastbridge Parish Council support this application. Officers consider that the proposal accords with the Local Plan.

Reason for Committee

1.2 The application is presented to Planning Committee (North) because the applicant is a close relative of Cllr Tony Cooper.

Recommendation

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 The Alders is a two-storey, detached residential dwelling in the small village of Theberton (SCLP3.2), but is situated outside of the village's settlement boundary (SCLP3.3). The property has a very large curtilage which sits within extensive agricultural land with few properties surrounding it, and therefore benefits from being relatively private. The property is not within an Area of Outstanding Natural Beauty (AONB), a conservation area, a Site of Special Scientific Interest (SSSI), nor is it a listed building.
- 2.2 The northern and eastern parts of the curtilage, including the dwelling, lies within EA Flood Zone 2 - an area at risk from flooding from the sea from a 1 in 200-year event. The present-day flood level is 3.2m AOD, the predicted flood level in 25 years (with climate change) is predicted to be 3.39m AOD.

3. Proposal

- 3.1 The application proposes the removal of an existing storage barn to erect a single storey extension (which will be referred to from here as 'extension one'), which will join to a proposed two-storey extension (referred to from here as 'extension two'). Extension one will be built upon the footprint of the existing barn, which is currently two-storeys high. The height of this extension will not differ greatly from the existing barn, though will in fact be slightly lower to compliment the height of proposed extension two which will be subservient to the main dwellinghouse.
- 3.2 The materials for extension one will be 'soft red facing brick plinth with black feather edged timber cladding above to match [the] original [storage barn]', whilst the materials for extension two will be 'render finish ... to match [the] existing dwelling'.
- 3.3 The roof of both extensions will be pitched, with the roof of extension two being subservient to the existing dwelling (as previously stated), and the max height of extension one being to the eaves of extension two, also sitting subservient. The roof materials of extension two are proposed as 'natural slate covering ... to match [the] existing dwelling' and for extension one, 'pan tile ... to match [the] original [storage barn]'.
- 3.4 Extension one will have a door on its eastern elevation, a door and two sets of windows on its western elevation, but no windows nor doors on the northern elevation (the southern elevation joins extension two). Extension two will house a series of windows and doors on both the western and southern elevations, and a single glazed, large window on the ground floor of the north elevation where the two extensions connect with the main dwellinghouse.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Theberton Parish Council	30 March 2021	15 April 2021
Summary of comments: <i>Theberton and Eastbridge Parish Council agreed to support this application however it noted that this might be an opportunity to improve the aesthetic qualities of the house with brick or boarded finish to the new extended parts of the building. This will vastly improve the setting in which the property sits as any further rendered finish, particularly on the south elevation, will only further compound the less than pleasing qualities the building has in its present form.</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	30 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	30 March 2021	No response
Summary of comments: No comments received.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 April 2021

Expiry date: 5 May 2021

6. 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)

7. Planning considerations

- 7.1 All applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Key relevant policies in the East Suffolk Council (Suffolk Coastal) Local Plan are SCLP11.1 Design Quality and SCLP11.2 Residential Amenity.
- 7.2 The works proposed are considered to enhance the property as a whole, especially by redeveloping the space where the current ageing, storage barn stands. Whilst the development is sizeable, the property has a large curtilage, and the extended dwelling would sit comfortably in that context. The proposal would not be an overdevelopment of the site, nor would it detract from the character of the existing dwellinghouse.
- 7.3 The proposed height of the extensions are well related to the dwelling, by making extension two subservient to the existing dwellinghouse, and extension one subservient to extension two. These will read as well-designed additions to the dwelling. The materials proposed further demonstrate good design as they have been chosen so to relate well to the existing dwelling and. The orientation and position of the extensions, as well as the position of windows and doors, mean that the benefits of having such a significant amount of green space can be utilised, as can access to an abundance of natural daylight.
- 7.4 It is not considered that privacy/overlooking will be an issue, nor will light spillage, noise, disturbance, nor pollution in the form of light and air quality. This because there are no close neighbouring properties, and the proposal is only for extensions to the dwelling.
- 7.5 For the reasons given, the scheme accords with SCLP11.1 and SCLP11.2.
- 7.6 The dwelling lies within Flood Zone 2 and therefore the Environment Agency has been consulted but offer no comments on the application. Officers have had appropriate regard to the Environment Agency's standing advice for householder development in flood zones 2&3, which sets out (amongst other things) that floor levels in new extensions are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The plans indicate floor levels would be no lower than existing levels, and it would be appropriate to apply a condition to secure the finished ground floor levels as such to ensure flood risk is mitigated.

8. Conclusion

- 8.1 With regard to the outlined policies, the proposal is considered to accord with the Local Plan and is recommended for approval.

9. Recommendation

- 9.1 Approve.

10. 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 not be carried out other than in accordance with Site Plan and Drawings received on 24th March, 2021 ('OS MasterMap 1:1250 scale Site/Location Plan', 'OS MasterMap 1:250 scale Proposed Block/Layout Plan', 'Proposed Floor Plans & Elevations Drg No. Dwg.J2109.pp 1', 'Existing Floor Plans & Elevations Drg No. Dwg. J2109.ep').

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 finished (ground) floor levels of the extension shall be no lower than ground floor levels in the existing dwellinghouse.

Reason: to ensure the extension is no more vulnerable to flooding than the existing dwellinghouse, in accordance with Environment Agency standing advice.

11. Informatives:

1. 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

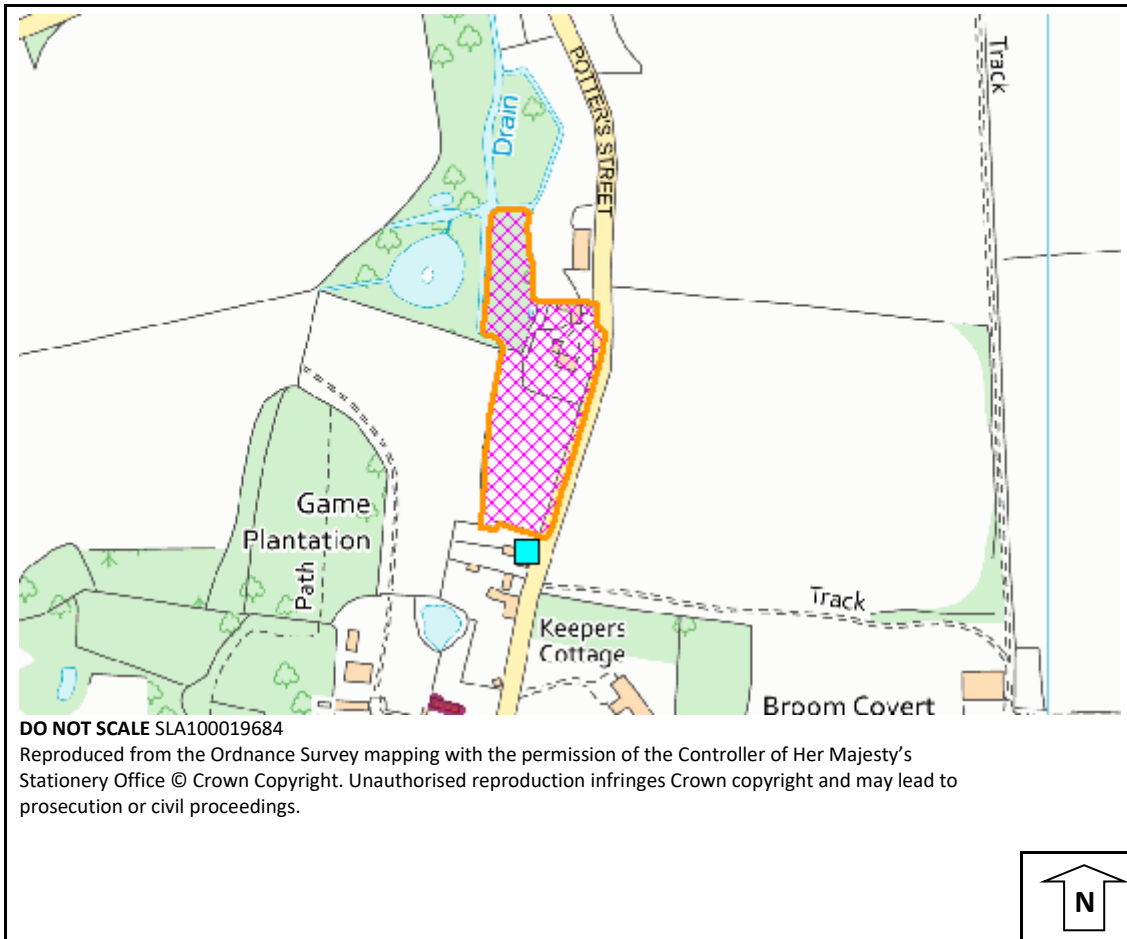
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

2. 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.

Background Papers

See application reference DC/21/1462/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support