



Committee Report

Planning Committee North - 8 March 2022

Application no DC/21/5332/FUL

Location

The Lugger
13 Linden Close
Aldeburgh
Suffolk
IP15 5JL

Expiry date 15 February 2022

Application type Full Application

Applicant Mr Wayne Francis

Parish Aldeburgh

Proposal Use of proposed annex approved under DC/21/3363/FUL to also be used for holiday let.

Case Officer Steve Milligan
07867 158060
steve.milligan@eastsuffolk.gov.uk

1. Summary

- 1.1 This is a full planning application for the conversion of existing double garage for use as an annexe for elderly relatives and for holiday letting use at The Lugger, 13 Linden Close, Aldeburgh.
- 1.2 The unit lies within the settlement boundary of Aldeburgh. Use as an annexe was consented in December 2021.
- 1.3 Tourist use is generally supported by policies SCLP6.3 and SCLP6.5. There is not considered to be adverse impact upon the locality or the amenity of neighbours. Parking provision is adequate. The scheme will provide some modest tourist accommodation with minor economic benefits.
- 1.4 Subject to receipt of a RAMS payment it is considered that the use is acceptable and can be supported.

- 1.5 The application was referred to the Scheme of Delegation Referral Panel in February 2021 as an objection has been received from Aldeburgh Town Council. The Referral Panel determined that the application be presented to the Planning Committee.

2. Site Description

- 2.1 The application property is a single storey dwelling with detached garage that lies within an estate of properties that dates from the later 20th century. It lies within the settlement boundary of Aldeburgh and within the Suffolk Coasts and Heaths AONB. The property lies within EA Floodzone 1 (the lowest risk area). There is a neighbour No 11 to the south with 1.8m close boarded fencing along the boundary.
- 2.2 The garage building is detached and lies on the southern side of the property. Planning permission was given in December 2021 for conversion of the garage for use as a one bedroomed annexe for elderly relatives, ref DC/21/3363/FUL. The conversion involved the addition of a window and door into the south elevation and glazing into the original garage door openings in the eastern side of the building. This scheme remains extant but at the time of writing this report, it has not been commenced.

3. Proposal

- 3.1 This is a full planning application for the conversion of existing double garage for use as an annexe for elderly relatives and for holiday letting use.
- 3.2 The conversion works and accommodation remain unchanged from the scheme consented under DC/21/3363/FUL. It is however proposed to use the annexe for holiday letting use when not in annexe use.

4. Third Party Representations

- 4.1 No third party representations have been received.

5. Consultees

5.1 Parish/Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	10 January 2022	18 January 2022
Summary of comments: ATC Planning Committee OBJECTS to this application. Previous application DC/21/3363/FUL recommended for familial use only.		

5.2 Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	10 January 2022	21 January 2022
Summary of comments: This proposal is unlikely to have any impact on the highway network in terms of vehicle volume or highway safety. Therefore, the Highway Authority does not wish to restrict the grant of permission.		

5.3 Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	10 January 2022	25 January 2022
Summary of comments: No comments.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	10 January 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	10 January 2022	10 January 2022
Summary of comments: Condition recommended regarding discovery of unexpected contamination.		

5.4 Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 12 January 2022

Expiry date: 2 February 2022

6. Planning policy

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.13 - Residential Annexes (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.3 - Tourism Development within the AONB and Heritage Coast (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.26 - Strategy for Aldeburgh (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework 2021 (NPPF)

7. Planning Considerations

- 7.1 Tourist use is generally supported by policies SCLP6.3 and SCLP6.5. The level of use is modest, is provided through conversion of an existing building, lies within the settlement boundary of a Market Town, and with no significant adverse impact upon the AONB or neighbours. There is sufficient parking to the front of the property for both house and annexe/letting unit.
- 7.2 The Suffolk Coast Tourism Strategy 2013-2023 advocates support for sustainable tourism, it also emphasises the need to maximise the appeal, quality and popularity of the countryside, and the market and coastal towns to encourage more off season visits for a range of activities. It is considered that the principle of development is supported in this instance.
- 7.3 Residential Annexes are the subject of Local Plan policy SCLP5.13: Residential Annexes. The annex is smaller in scale and clearly ancillary to the host dwelling; the proposal does not involve the physical separation of the residential curtilage; no separate access is required; the annex is well related to the host dwelling; there is sufficient off-road parking; and there is no significant adverse effect on the landscape or visual amenity. Annexe use was consented under DC/21/3363/FUL.
- 7.4 The door to the annexe/holiday unit is proposed to be on the southern side of the building and a new window. The level of activity from a one bedroomed annexe/holiday unit should not result in a level of disturbance to the neighbour so as to fall contrary to SCLP11.2 and justify refusal of planning permission and the existing fence will maintain privacy of the neighbour.

- 7.5 There is a generous area to the front of the property that is able to accommodate parking for at least three cars, which is sufficient to comply with Suffolk Guidance for Parking. No objections are raised by the Highway Authority.
- 7.6 The site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Minsmere-Walberswick SPA; Minsmere-Walberswick Ramsar Site; Minsmere to Walberswick Heaths and Marshes SAC; the Alde-Ore Estuary SPA; the Alde-Ore Estuary Ramsar Site; the Alde-Ore and Butley Estuaries SAC; the Orfordness-Shingle Street SAC and the Sandlings SPA) and as the unit is a self-contained unit of holiday accommodation, a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites). The contribution is required prior to the grant of planning permission.

8. Conclusion

- 8.1 The unit lies within the settlement boundary of Aldeburgh. Use as an annexe was consented in December 2021.
- 8.2 Tourist use is generally supported by policies SCLP6.3 and SCLP6.5. There is not considered to be adverse impact upon the locality or the amenity of neighbours. Parking provision is adequate.
- 8.3 The objection from the Town Council does not specify why they object to the current application other than it is not the annexe for family use consented originally. Given the policy support, adequacy of parking and limited impact on the amenity of neighbours from this small unit, there are no demonstrable reasons to refuse planning permission for tourist use.
- 8.4 The application is recommended for approval (subject to receipt of RAMS payment).

9. Recommendation

- 9.1 Authority to Approve subject to receipt of RAMS payment.

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 be completed in all respects strictly in accordance with drawing no. 15 153 - 100 received 26.11.2021.
Reason: For the avoidance of doubt as to what has been considered and approved.

3. The accommodation may be occupied either for purposes incidental to the use of the dwellinghouse (13 Linden Close) or for occupation by a relative or dependant of the householder or his or her spouse; or may be used as holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting the said Order). The duration of occupation by any one person, or persons for holiday use shall not exceed a period of 56 days in total in any calendar year, unless the Local Planning Authority agrees in writing to any variation. The owners/operators of the holiday unit hereby permitted shall maintain an up-to-date register of all lettings, which shall include the names and addresses of all those persons occupying the unit during each individual letting. The said register shall be made available at all reasonable times to the Local Planning Authority.
Reason: To ensure the development is occupied only as bona-fide holiday accommodation or as an annexe to the principal residence, having regard to planning policies, tourism objectives and to ensure the use and parking area remains 13 Linden Close.
4. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.
An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.
Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.
Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
5. The use shall not commence until details of the areas to be provided for the manoeuvring, parking of vehicles, including secure cycle storage, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
Reason: To ensure that sufficient space for the on site parking of vehicles is provided in accordance with Local Plan Policy SCLP7.2 and in the interests of sustainability.

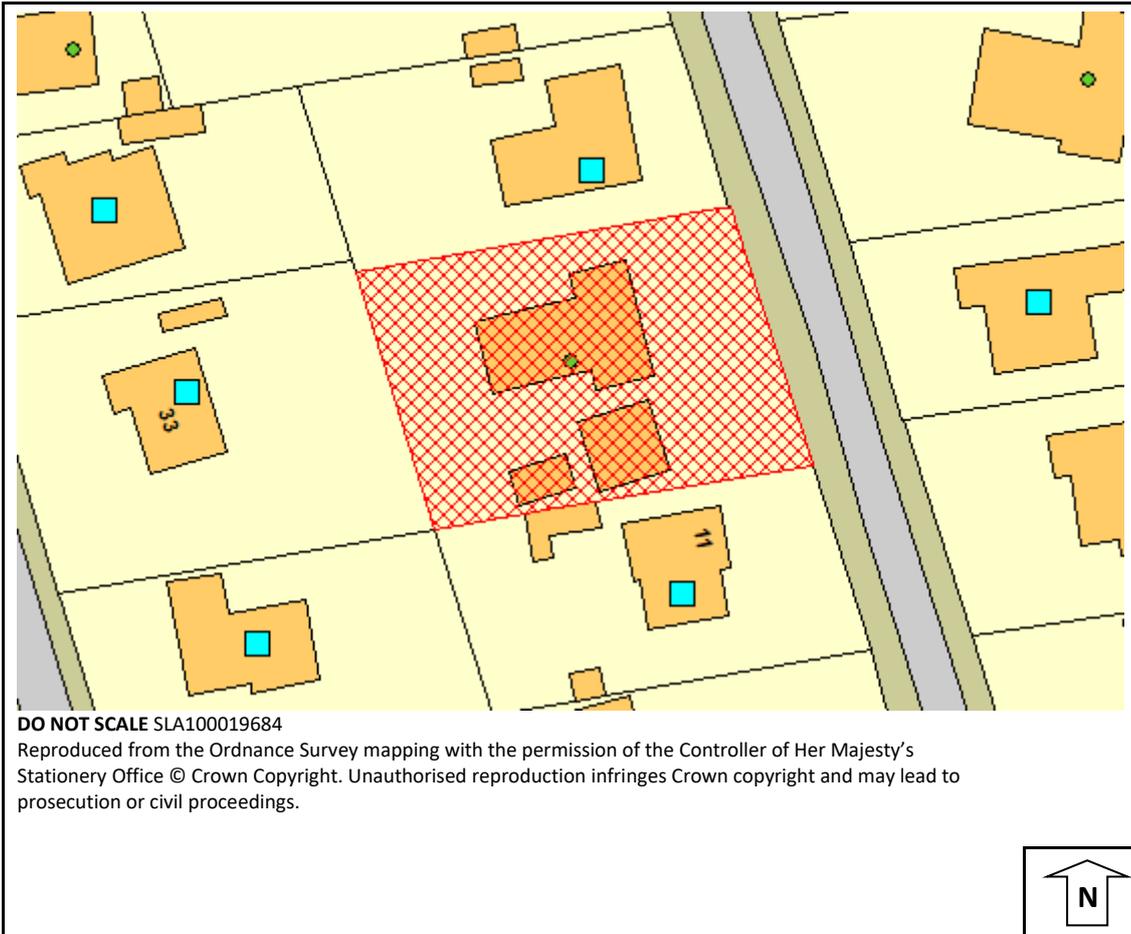
Informatives:

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.

Background Papers

See application reference DC/21/5332/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support