



Planning Advisory Panel South – 21 April 2020

Delegated Report

Application no DC/20/0295/FUL

Location

Red House Barn
The Street
Brandeston
Woodbridge
Suffolk
IP13 7AB

Expiry date 24 March 2020

Application type Full Application

Applicant Mr & Mrs Ruffles

Parish Brandeston

Proposal Part retention of former agricultural building, involving alterations - to provide for storage, stables, and swimming pool facilities, with inclusion of building and land as residential curtilage

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Summary

The application seeks the part retention of former agricultural building, involving alterations to provide for storage, stables, and swimming pool facilities, with inclusion of building and land as residential curtilage at Red House Barn, The Street, Brandeston.

The application is presented to the Advisory Panel as Officer's are minded to approve the application contrary to the parishes recommendation to refuse the application.

Site description

Brandeston is defined within the Suffolk Coastal District Local Plan as a Local Service Centre having a modest amount of facilities. The site lies at the western end of Brandeston village and is approximately 0.9 hectares in extent. The north-eastern section of the site lies within the physical limits of Brandeston and Brandeston Conservation Area. The remainder of the site is outside the defined physical limits and is countryside which forms part of the designated Special Landscape Area (Deben Valley). There is a public footpath between the curtilage of the Red House to the east passing from north to south

The site historically comprised a large threshing barn within the north-eastern section of the site which lies within the physical limits boundary and which was converted to a residential dwellinghouse under planning permission C/12/0736.

To the south of this dwellinghouse is a Dutch barn which has been replaced by a one and a half-storey outbuilding with garaging as well as annexe accommodation (later to be used as a holiday let) and to the south west is a modern barn. This outbuilding is outside the physical limits boundary but within the residential curtilage approved in 2008, 2012 and 2016.

Proposal

Two applications have been submitted for the site, DC/20/0297/VOC and this application, which seeks the part retention of former agricultural building, involving alterations to provide for storage, stables, and swimming pool facilities, with inclusion of building and land as residential curtilage (not for commercial use). Whilst separate applications, the two schemes are somewhat interlinked, as condition 6 of C/12/0736 seeks to demolish the barn; therefore will be an overlap in considerations in both reports.

Condition 6 of C/12/0736 is worded:

"Before the replica barn is occupied, the former agricultural building to the south-west of the replica barn shall be fully demolished and removed from the site. The work of demolition shall not take place between April and September unless otherwise agreed in writing by the local planning authority. Prior to removal a barn owl nesting box shall be installed in/on the new dwelling (replica barn) in accordance with details that shall have been submitted to and agreed in writing by the local planning authority; thereafter the nest box shall be retained and maintained in the approved form.

Reason: In the interest of visual amenity and the character of the locality; and to ensure protection of wildlife (nesting birds) and the provision of replacement of a barn owl nesting site."

There is an extensive planning history for the site, which has been summarised within the submitted design and access statement and outlined in the site description above. The most recent applications DC/15/3628/VOC and DC/15/3629/FUL were granted in March 2016 for proposals which are generally the same to those now sought, with the exception of three years to complete the works in lieu of the one year previously granted. The 2016 full and variation applications were not implemented within the permitted time and as such have expired.

Consultations/comments

One representation was received which raised concerns about the area contained with the red line of the site plan and whether the correct notice had been served and therefore recommended that the application be refused.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Brandeston Parish Council	9 March 2020	15 March 2020
Summary of comments:		

Statutory consultees

Consultee	Date consulted	Date reply received
Brandeston Parish Council	29 January 2020	15 February 2020
Summary of comments:		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	6 February 2020	27 February 2020	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 5 February 2020 Expiry date: 26 February 2020
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Planning policy

National Planning Policy Framework

SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP14 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

XSP19 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP27 - Key and Local Services Centres (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP29 - The Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM8 - Extensions to Residential Curtilages (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM13 - Conversion and Re-Use of Redundant Buildings in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM19 - Parking Standards (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM27 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

Planning considerations

Case for Development

The previous approvals on site have set a precedent for the principle of development and are a material consideration in respect of the current proposal.

Policy DM13 is most relevant to the proposal to convert and re-use a redundant building in the countryside and indicates that permission will be granted if a list of criteria is met. The list of factors are addressed below but include design, alterations respect the character of the building, ability for the road network to accommodate any traffic generated, protected species will be provided for (as appropriate) and that any conversion to residential use would reflect any architectural or

historical interest of the original building, makes a useful contribution to character of the countryside or enhance the setting of a group of buildings, any curtilage would not have a harmful impact on the countryside character and it would not involve conversion of a new building which has not been used materially for agricultural purposes. In respect of the latter, the building has been used for agricultural purposes and is not a new building.

The proposal would result in the building being partly demolished and reduced in depth so that the overall impact on the character of the area would be reduced from the current impact and, in addition, the proposal would result in the existing building being reused, providing a useful and usable outbuilding. Approximately 36% of the original barn is to be retained, with 64% removed. In accordance with details submitted by the agent, the four bays on the eastern end of the building are to be completely removed, removing the number of bays from 9 to 5. On the north side with the exception of one bay, the whole of the front section of the building is to be removed, reducing the width of the building from 17m to 9.6m. The retained bay will be remodelled to provide two stables and associated storage. The barn will have a traditional design; weatherboarding with a clay pantile roof. For the north and east elevations the building will have a similar appearance to the existing, but on a reduced scale. The south and west elevations shall incorporate glazed windows/doors (not dissimilar to the rear elevations of the host dwelling). The finishes of the building are shown on the submitted plans (drawing ref 1588/5).

As the building would provide ancillary domestic facilities it may then remove some future pressure for planning applications (PD rights previously removed) to deliver outbuildings at the application site, which Officers consider would be beneficial.

As the reduced barn would provide ancillary domestic facilities, the applicant is looking to extend the residential curtilage agreed under the previous approval. Officers consider that it is reasonable that the existing residential curtilage is extended to include the building together with some ground around the building to enable access to it and to provide suitable landscaping connected with the use of the building. This would enable retention of areas in agricultural use to the north of the barn building (identified as "Paddock") and an area to the south of the Annexe. In this case, apart from the proposed extension of the driveway to the ancillary building, suitable hedging and grass could be provided as part of a landscaping scheme.

The building would be reduced in scale and would be enclosed. In enclosing the current open sides, there would be glass to the swimming pool and lounge area. The glazing would be visible outside the application site, in particular from a public footpath, however it would be viewed as part of the domestic group of buildings where a glazed swimming pool/residential outbuilding would not appear particularly out of character. The glazing would also replace some of the existing open sided sections such that as a lighter material compared with brick or block render, would continue to appear open (particular if non-reflective glass is used). Careful attention to the use of other materials would ensure that the dilapidated barn is brought into use and provided with a higher quality of design than currently.

The Brandseston Conservation Area Appraisal states as para. 13.2 Design of new development "In a conservation area such as Brandeston the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist re-creation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features. Certain characteristics can be used as inspiration without resorting to copying - perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an

interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses."

And "Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it."

As noted above, the barn is an existing building in the Conservation Area. In its dilapidated state it is considered that it detracts from the very special character and appearance of the Conservation Area and, previously its total removal from the application site was considered to be beneficial. The current proposal would result in the reduction of the building and therefore its impact on the Character and Appearance of the Conservation Area needs to be assessed. It is considered that while the removal of the building would have resulted in the removal of a dilapidated unsympathetic structure, the proposal would enable the reuse of an existing structure and enable it to be improved. As such, it is considered that the barn as reduced and renovated, and located outside of the Conservation Area would at least preserve the character of the Conservation Area, although it may also be considered to result in some enhancement such that Officers consider that it would result in a neutral impact on the Conservation Area.

In relation to the extension of the residential curtilage on the Conservation Area, the proposed extension of the residential curtilage to include the outbuilding does not therefore result of itself in any impact on the character and appearance of the Conservation Area or its boundary as currently defined.

It is not considered that glazing to the south side of the outbuilding or minimal, low level landscaping or hedging would result in any adverse impact on the character of the wider area or the Conservation Area.

The proposal is for an outbuilding in connection with an existing dwelling. There would be no change to the vehicle access onto the highway.

Conclusion

It is considered that while a previous approval called for the total demolition of the existing agricultural building, its reduction and retention as an outbuilding would broadly meet the provisions of Policy DM13 which specifically relates to the conversion and re-use of redundant buildings in the countryside. The building has also been granted retention previously by a now lapsed consent, which is also considered to be material in the consideration of this application.

The improvements to the external appearance of the building and its resultant removal of pressure for other outbuildings connected with the host dwellinghouse and annexe are of benefit in planning terms. It is not considered that there would be any adverse impact on the character and appearance of the Conservation Area nor that its location outside the existing physical limits boundary acts as a determining factor in accepting that the building can be reused and fulfil a useful purpose. This is in line with the NPPF as it would reduce the likelihood of additional buildings in the countryside in connection with the dwellinghouse.

Therefore the part retention of former agricultural building, involving alterations to provide for storage, stables, and swimming pool facilities, with inclusion of building and land as residential curtilage at Red House Barn, The Street, Brandeston is considered acceptable in accordance with the aforementioned policies.

Recommendation

Approve subject to conditions

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed 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 complete accordance with Drawing No's 1588/4, 1588/5, 1588/6 received on 27/01/2020 and 1588/1A, 1588/2A, 1588/3A received on 04/03/2020
Reason: For 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 by the local planning authority.
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity
4. No removal of hedgerows, trees or shrubs, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
Reason: To ensure that nesting birds are protected.
5. The outbuilding shall provide a barn owl nest box; details to be submitted within 3 months of the approval and once approved implemented in accordance with the approved plans.

Reason: A barn owl nest box was originally to be approved within the converted barn and its relocation to this outbuilding will meet the requirements of the originally approved scheme in respect of biodiversity and to protect protected species

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:

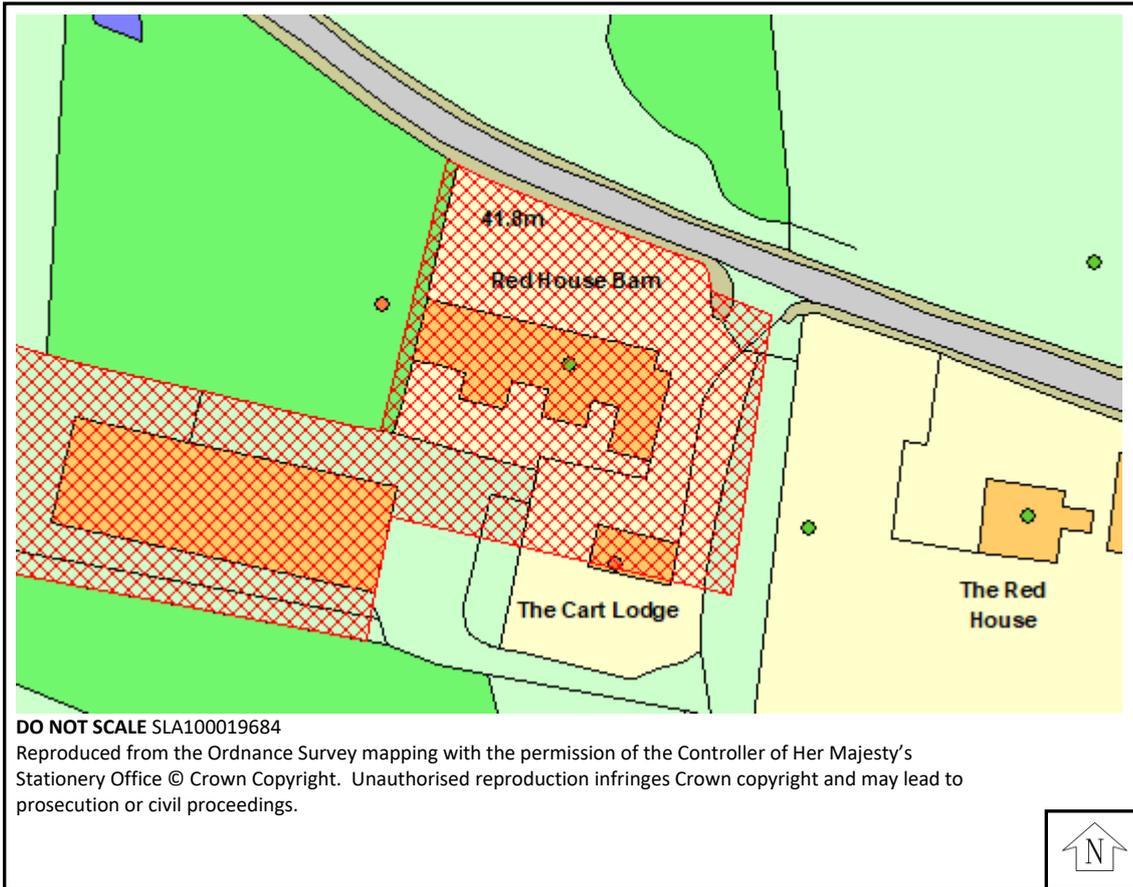
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/20/0295/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4M5LTQX06000>

Map



Key

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