



Planning Advisory Panel South (7 April 2020)

Item 4 - DC/20/0270/FUL - Change of use of outbuilding to holiday let and regularisation of previous planning approval (DC/17/4863/FUL), 65 Cherry Tree Cottage, High Street, Wickham Market

DC/20/0270/FUL - Change of use of outbuilding to holiday let and regularisation of previous planning approval (DC/17/4863/FUL).

Address: 65 Cherry Tree Cottage, High Street, Wickham Market
Area Team: South
Case Officer: Grant Heal

The application is at the Planning Advisory Panel because the 'Minded to' decision of the Planning Officer is contrary to the Parish Council's recommendation to refuse.

Wickham Market Parish Council: *'The Planning Committee Strongly Object to the Change of Use and this application on the following grounds:-*

If the application for a holiday let would have come before the Planning Committee prior to this application the Committee would have definitely Objected to the plans. It was strongly felt that the applicant has blatantly ignored planning rules and regulations and permission was given for a cart lodge not a holiday let.

The following concerns were highlighted:-

- *Hours of opening – there will hours of opening;*
- *No building regulations would have been undertaken;*
- *Council Tax avoidance – holiday let open 12 months per year;*
- *Application Form has been completed incorrectly;*
- *Effects on residential amenities.*

Design and Appearance

- *It was felt this was an overdevelopment of the site;*
- *Appearance of the development is not in keeping with surrounding properties;*

Adequate parking and service areas

- *Parking implications for neighbouring properties as it was pointed out that sometimes neighbours cannot enter their property due to the number of cars on the driveway.*
- *Vehicle Parking Relevance question on application – The applicant answered No – it was felt that this was in fact the incorrect answer.*
- *Overall lack of parking facilities.*

Access and Highway safety

- *Severe concerns were raised regarding the increase of cars.*

Overlooking and loss of privacy

- *Noise Impact – It was felt that the wooden structure was too close to neighbours fence.*
- *Not all neighbouring properties were not consulted and impact on these properties must be taken into consideration.*

Again, I wish to point out that the Committee felt this application was an attempt to go against planning laws and this could then set a precedent in the village going forward.

I trust that you will take the above comments into consideration when making your decision regarding this application’.

Ward Member(s): No response from Cllr Carol Poulter.

Statutory/ Non-statutory Consultees:

Suffolk County Council – Highways

Recommend holding objection until additional information has been received concerning visibility splays, parking spaces and surfacing materials.

East Suffolk Council – Environmental Protection

Recommend appropriate planning condition regarding discovery of unexpected contamination.

Third Party Representations

One third-party representation of objection has been received raising the following material planning considerations:

- Impact on existing residential amenity;
- Parking;
- Highway safety.

Full copies of representations can be seen on the Council’s website.

Officer Comments

Background:

The proposal seeks to change the use of a garage/ storage building approved under application DC/17/4863/FUL; which included the demolition of an existing single bay garage. The proposal also seeks to regularise the omission of four approved skylight windows within the implemented development’s pitched roof.

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Principle:

The site falls within the defined physical limits boundary (SSP2) and Conservation Area of Wickham Market; which is defined as a 'Key Service Centre' (SP27) within the adopted settlement policy (SP19) of the Suffolk Coastal District Local Plan Core Strategy and Development Management policies.

SP8 (Tourism) sets out the importance of tourism in supporting the district's economy and notes (g) that the area west of the A12 (including Wickham Market) has the potential to absorb additional tourist pressure and, subject to the implications for the environment, including the generation of traffic, the council will support and promote tourism west of the A12.

DM18 (Static holiday caravans, cabins and chalets) notes that proposals for new sites and intensification of use of existing sites (by infilling) will be acceptable where:

- (a) The road network is able to accommodate the volume of traffic generated without having significant adverse impact on the free flow of traffic and highway safety.
- (b) They are of a scale appropriate to the nature of the locations and its setting;
- (c) They are of a high standards of design;
- (d) They are to be used as holiday accommodation only;
- (e) There are services available.

Considered against SP8 and DM18, the proposed holiday let would be sustainably located close to the district centre of Wickham Market, which provides a number of services and facilities within walking distance. The scale of the proposal, which includes a modest one-bedroom apartment, is thus considered appropriate and proportionate to its location. The design (as approved) is also considered to be of a high quality. Services are available and an appropriate condition would be imposed to ensure that the proposal would not be occupied by the same person for 56 days or more in a calendar year.

In-line with the above assessment, the principle of development is thus deemed acceptable, subject to a satisfactory assessment of other material planning considerations, including highways, parking and residential amenity, as set out below.

Residential amenity:

The proposal seeks to reduce the level of glazing approved by DC/17/4863/FUL and there would be no other external changes to the approved building, such that the proposal is not considered to impose any additional impacts on neighbouring amenity from loss of privacy or reduced access to daylight, when judged against DM23 (Residential amenity). The resulting physical relationship with other properties would also be unaffected since no new physical development is proposed.

Highways and parking:

In response to comments provided by the Highway Authority, the applicant has since provided additional information which confirms adequate parking (three off-road spaces) and turning/manoeuvring provision is achievable. Indeed, the proposed holiday let would contain one additional bedroom above the three existing bedrooms of the host dwelling. As such, the proposed three spaces for an equivalent four-bedroom property would accord with DM19 (Parking standards). The applicant has also since confirmed that the driveway would

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be covered in permeable paving to allay concerns over existing loose shingle surfacing entering the highway.

While the proposal does not seek to increase the existing visibility splays over that currently achieved, it is not considered that the minor intensification of the site's use (presented by one additional bedroom) would decrease the existing level of highway safety to unacceptable levels, given that the existing arrangement (including number of parking spaces) would not change. Furthermore, the visibility splay could only be increased through the demolition of the sections of an existing boundary wall which, while potentially feasible, is not deemed justifiable given the existing arrangement and the minor intensification presented by this scheme. Demolition of the wall would also serve to erode the quality of the Wickham Market Conservation Area.

When judged against SP8 and DM18, the proposal would not generate an unacceptable level of traffic and it would not have a significant adverse impact on the free flow of traffic and highway safety. Indeed, the NPPF para.109 makes clear that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

Recommendation

Delegate to the Head of Planning and Coastal Management.

6) DC/20/0338/FUL - Erection of Single-storey side extension and conversion of former coach house to form single dwelling. Construction of new access drive.

Address: Land and buildings north of no.78 High Street, Wickham Market
Area Team: South
Case Officer: Grant Heal

The application is at the Referral Panel because the 'Minded to' decision of the Planning Officer is contrary to the Parish Council's recommendation to refuse.

Wickham Market Parish Council: *'The Planning Committee Objected to this application on the following grounds:-*

- *The footprint of the proposed extension appears larger than the existing property;*
- *Overdevelopment of the site;*
- *Clarification is sought as to if this property would be used as a Holiday Let;*
- *Loss of Green Space;*
- *Ecological concerns were raised regarding removal of further corridor provision for wildlife;*
- *Appearance – It was felt the proposal was not in keeping with surrounding properties;*
- *Concerns were raised in respect of access'.*

Ward Member(s): No response from Cllr Carol Poulter.

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Statutory/ Non-statutory Consultees:Suffolk County Council – Highways

- Recommend the proposal be revised to include three parking spaces, as applicable for a four-bedroom dwelling.
- Recommend standard conditions relating to secure cycle and refuse storage.

East Suffolk Council – Environmental Protection

Recommend appropriate planning condition regarding discovery of unexpected contamination.

Suffolk Fire and Rescue

Standard response concerning the need to comply with building regulations and the recommended carrying capacity for hardstanding.

Third Party Representations

No third-party representations received.

Officer CommentsBackground:

Consent was previously granted at the site for the erection of a single-storey side extension and the conversion of the former coach house to form a single dwelling (including the construction of new access driveway) under DC/17/2780/FUL; which remains extant until 15 September 2020.

The main changes sought under this application (DC/20/0338/FUL) include the following:

- Increased floor area of approved extension to increase number of bedrooms from two to four;
- Lower ridge height of extension;
- Increase number of parking spaces from two to three;
- Removal of extension rooflight;
- Removal of stainless steel wood burner flue from extension;
- Reduction in ground floor glazing of extension;
- Removal of first floor living accommodation within coach house.

Principle:

The site falls within the defined physical limits boundary (SSP2) and Conservation Area of Wickham Market; which is defined as a 'Key Service Centre' (SP27) within the adopted settlement policy (SP19) of the Suffolk Coastal District Local Plan Core Strategy and Development Management policies. As such, the principle of development is deemed acceptable, subject to a satisfactory assessment of other material planning considerations, including visual amenity, parking and ecology, as set out below.

Visual amenity:

The proposal represents a marginal increase (25 square metres) in internal floorspace over that already approved under DC/17/2780/FUL. Notwithstanding, the resulting increase in the extension's area would be somewhat offset by an overall decrease in its ridge-height. Considered in context with the wider site, it is judged that the resulting development would be proportionate in scale to the site and would not result in overdevelopment. Indeed, the application is considered to represent a de minimis impact on the surrounding area, including

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Conservation Area, such that the application is deemed to accord with DM21 (Design: aesthetics) and SP15 (landscape and townscape).

Parking:

The proposal has been updated to accommodate an appropriate level of parking provision (three off-road spaces) and there would otherwise be ample room for vehicle access, turning and manoeuvring. The application thus accords with DM19 (Parking standards) and DM22 (Design: function).

Ecology:

The proposal site comprises residential garden land and a submitted ecology appraisal confirms that 'no significant adverse impacts of the development on protected and notable species are predicted' provided the garden vegetation is retained and allowed to mature. The applicant is not seeking to remove existing garden features and the proposal is also subject to contributions sought under the Council's Recreational avoidance mitigation strategy (RAMS). A sum of £321.22 has therefore been provided.

Recommendation

Approve subject to conditions