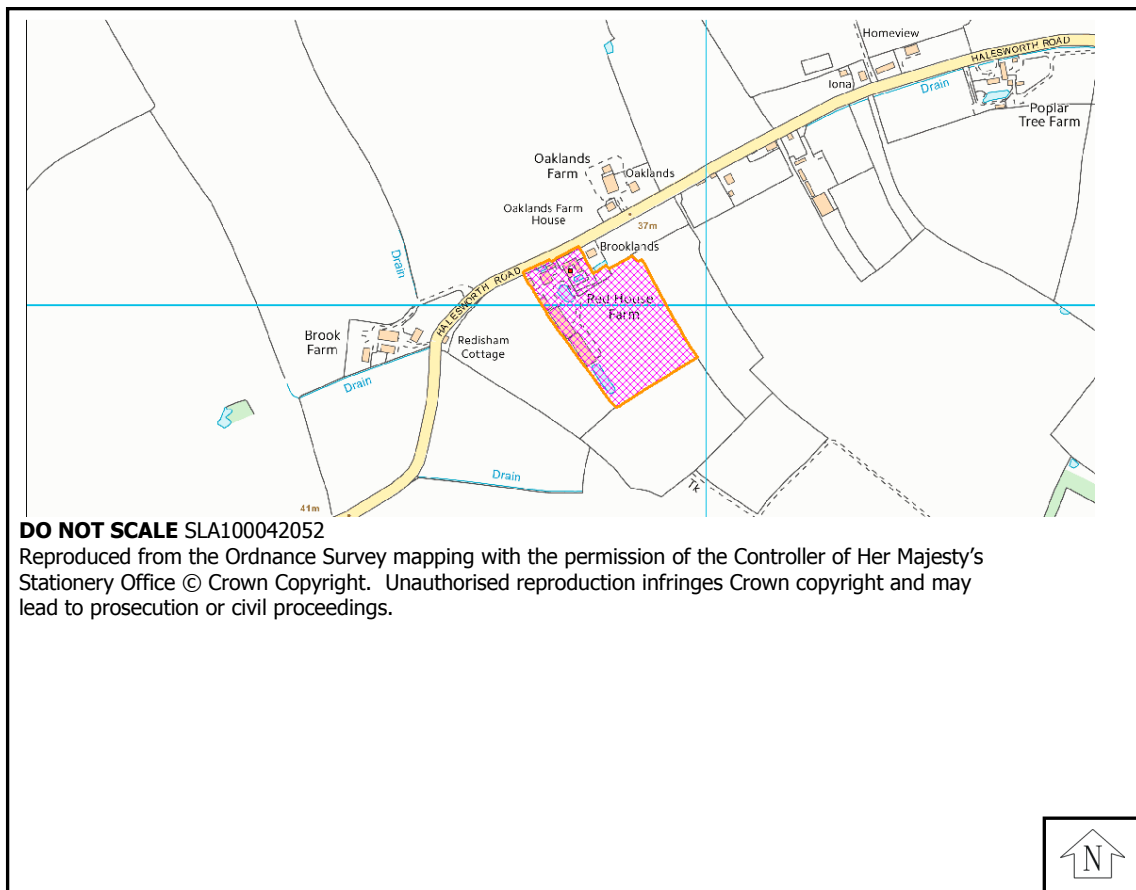


**PLANNING COMMITTEE – 13 OCTOBER 2015****APPLICATION NO** DC/15/2883/FUL**LOCATION**

Red House Farm  
 Halesworth Road  
 Redisham  
 Beccles  
 Suffolk  
 NR34 8NF

**EXPIRY DATE** 5 October 2015**APPLICATION TYPE** Full Application**APPLICANT** Mr Steve Ferguson**PARISH** Redisham**PROPOSAL** Construction of an extension to form two annexes**SUMMARY**

- 1.1 This application proposes two annexes at the rear of a dwelling which was substantially extended in 1976.

**SITE DESCRIPTION**

- 2.1 This site is located on the south side of Redisham Road, approximately 1.1 kilometres from Redisham village itself.

- 2.2 Red House Farm is a substantial red brick (partly yellow painted) house which has a U-shaped footprint; the majority of the building is two stories, but there are single storey sections on the end of each rear wing (including a garage on the western wing).

## PROPOSAL

- 3.1 The proposal is to add a "granny annexe" to each rear wing. There is a concrete-lined swimming pool in the garden to the rear of the building (no longer in use) and the annexes are proposed to be angled outwards to try to avoid the pool. Each annexe is shown as having four rooms plus a bathroom.
- 3.2 The case officer has met the applicant and his wife on the site. They explained that they bought the property about a year ago, having moved from Kent. Both their respective sets of parents are in their 70's, and the applicant's intention is that both should move from Kent to join them.

## CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** none received
- 4.2 **Redisham Parish Meeting Comments:** The Redisham Parish Meeting discussed the above pre application case on 7th September 2015.
- 4.3 There was considerable sympathy for the aims of the applicant, but after considerable discussion it was agreed that the proposal was pushing the envelope of planning flexibility a bit too far; we would have fully supported a single annex.

## PUBLICITY

- 4.4 None

## SITE NOTICES

- 4.5 The following site notices have been displayed:

General Site Notice	Reason for site notice: General Site Notice, Date posted 09.09.2015 Expiry date 29.09.2015
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## RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
W/3759	Part demolition and rebuilding with extension	Approved	05.04.1976

## PLANNING POLICY

- 5.1 The Waveney Core Strategy was adopted in January 2009. Policy CS02 seeks high quality and sustainable design.
- 5.2 The Development Management policies were adopted in January 2011. Policy DM02 sets design principles for new development, policy DM20 considers residential annexes and policy DM21 considers house extensions in the Countryside.
- 5.3 The latter two policies are the most relevant in the consideration of the application and are considered in more detail in the following section of this report.

## **PLANNING CONSIDERATIONS**

- 6.1 Whilst there is a general presumption against new development in the countryside, there are various exceptions set out in other policies. These include both Development Management policies DM20 and DM21.
- 6.2 DM20 deals with residential annexes. The supporting text notes that the District has a high proportion of older people who would benefit from living close to relatives or careers. However it is also noted that detached annexes in the countryside are more likely to be visually prominent and more likely to be capable of being let or sold separately in the future. Whilst being supportive of residential annexes the policy therefore says that in the countryside annexes will only be permitted if they are an extension of an existing outbuilding or the conversion of an existing outbuilding.
- 6.3 In this case the annexes are proposed as extensions to the existing house and so comply with this part of the policy. It is unusual to see two annexes proposed for both sets of parents, but there is nothing explicitly in the policy which prevents this.
- 6.4 However the supporting text also notes that such applications will be determined with regard to policy DM21. This policy deals with house extensions and replacement dwellings in the countryside – only the former section is relevant to this application. The policy states that proposals to extend dwellings in the countryside will be permitted where they result in a modest increase in the volume of the original dwelling. The supporting text explains that “modest” will usually mean no more than a 35% increase in volume. It also explains that “original dwelling” means the house as originally built or as it existed on 1<sup>st</sup> July 1948, whichever is the later.
- 6.5 In relation to the latter point, planning permission was granted for very significant extensions in 1976. Having looked at the plans submitted with that application it has become clear that the "existing dwelling" in 1976 was very much smaller than what exists today and that the majority of the building that currently exists was added under this permission, including both rear wings.
- 6.6 Using the 1976 plans and the submitted plans officers have done some rough calculations of the volume of the house in 1976, which was in the order of 345 cubic metres. The volume today is in the order of 3,210 cubic metres, which implies that the extensions have a combined volume of around 2864 cubic metres - or an 830% increase compared to the volume in 1976. The two proposed extensions would add approximately 890 cubic metres, to bring the total volume of extensions to around 1088%. On this basis the extensions would clearly not comply with policy DM21.
- 6.7 The supporting text to policy DM21 explains that the aims of the policy are to retain a range of types and sizes of dwellings in the countryside and in particular the stock of smaller dwellings and to protect the character and appearance of the original dwelling and minimise its intrusiveness in the landscape. It does have to be said that the 1976 permission resulted in a very large dwelling. The annexes now proposed, being at the rear of the dwelling, will not be particularly prominent in the landscape.

## **CONCLUSION**

- 7.1 This is a finely balanced case. There is a tension between policies DM20 and DM21 and it is hard to imagine that the aim of the policies is to prevent an annexe extension to a house that was extended some years previously. Nevertheless the extent of non-compliance with policy DM21 is such that the application is recommended for refusal.

## **RECOMMENDATION**

That permission is **REFUSED** for the following reason:

Development Management policy DM21 seeks to limit the size of extensions to rural dwellings to a "modest increase" compared to the volume of the original dwelling. In this case Red House Farm has already been substantially extended under a permission granted in 1976 and a proposal for two annexes would further increase the volume of the building compared to its original size. The proposals are considered to be a significant extension to the original dwelling and are demonstrably unacceptably harmful to the local landscape setting and as such the proposal is contrary to policy DM21.

**BACKGROUND INFORMATION:** See application ref: DC/15/2883/FUL at [www.waveney.gov.uk/publicaccess](http://www.waveney.gov.uk/publicaccess)

**CONTACT** Richard Amor, Team Leader (North Area), (01502) 523018, richard.amor@eastsuffolk.gov.uk