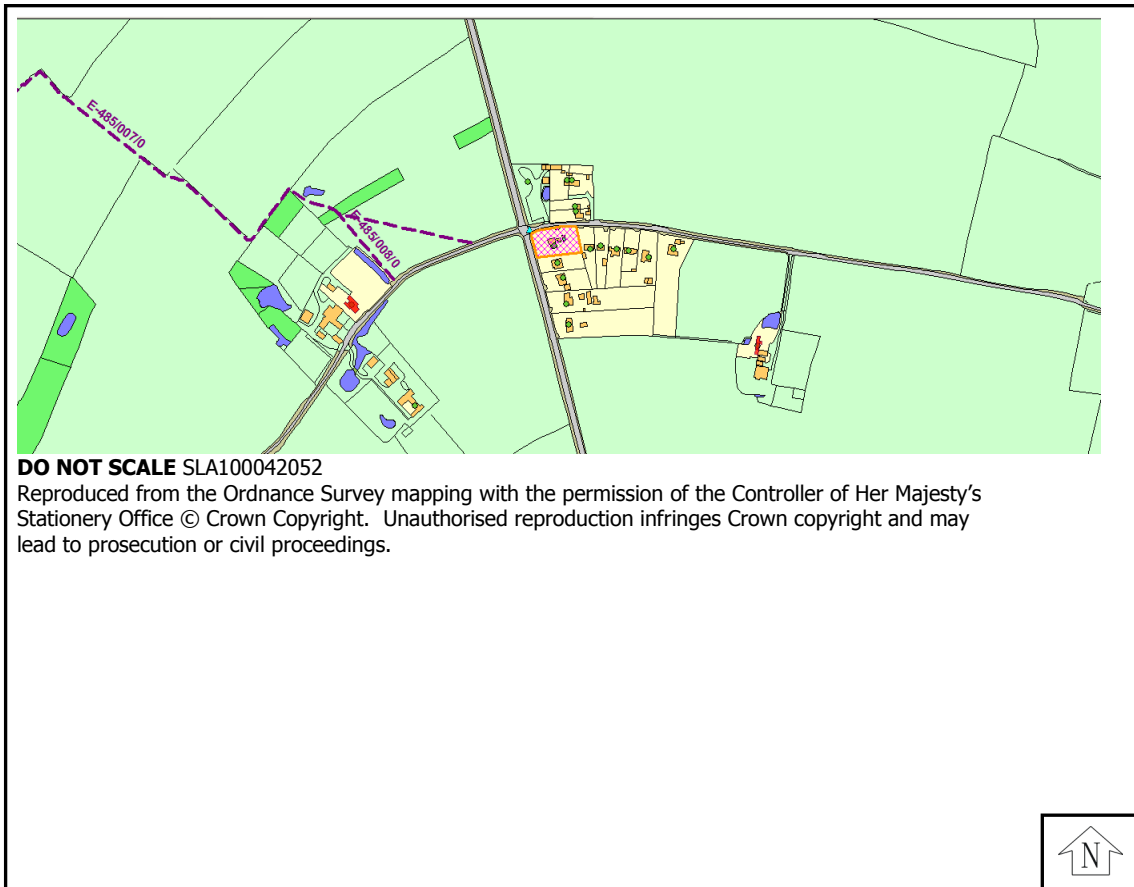


PLANNING COMMITTEE – 13 OCTOBER 2015**APPLICATION NO** DC/15/2381/FUL**LOCATION**

Angus Lodge
 Stone Street
 Spexhall
 Halesworth
 Suffolk
 IP19 0RJ

EXPIRY DATE 31 August 2015**APPLICATION TYPE** Full Application**APPLICANT** Mrs Eileen, Gary & Kate Cornthwaite**PARISH** Spexhall**PROPOSAL** Construction of a single storey residential annexe to existing building**SUMMARY**

- 1.1 This application proposes a substantial extension to an existing bungalow as an annexe. Because of its size the application is contrary to policy DM21, but the bungalow sits on a substantial plot and in this instance the application is recommended for approval.

SITE DESCRIPTION

- 2.1 Angus Lodge is a small bungalow constructed in the 1960's. It sits in a large plot on the corner of Sone Street (the A144) and Nollers Lane, in a small group of dwellings located outside the physical limits of any settlement. The bungalow faces Stone Street, but has a vehicular access onto Nollers Lane, with a garage attached to the rear of the bungalow.

PROPOSAL

- 3.1 The supporting statement submitted with the application explains that the applicant has lived in the bungalow since 1982 but has recently been widowed and would like to have her son and daughter-in-law living with her. The proposal is therefore for an annexe attached to the rear of the bungalow, replacing the existing garage.
- 3.2 The annexe will contain two bedrooms, kitchen, bathroom and sitting room.

CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** none received
- 4.2 **Spexhall Parish Council Comments:** The Council do not object to this planning application.

PUBLICITY

- 4.3 None

SITE NOTICES

- 4.4 The following site notices have been displayed:

General Site Notice	Reason for site notice: General Site Notice, Date posted 04.08.2015 Expiry date 24.08.2015
---------------------	---

PLANNING POLICY

- 5.1 The Waveney Core Strategy was adopted in January 2009. Policy CS01 sets the spatial strategy for the District and 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 Although part of a small group of dwellings fronting both Stone Street and Nollers Lane, the site is considered to be in open countryside in planning policy terms.
- 6.2 Whilst Core Strategy policy CS01 includes a general presumption against new development in the countryside, there are various exceptions to this general presumption set out in other policies. These include both DM20 and DM21.

- 6.3 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.
- 6.4 In this case the annexe is proposed as an extension to the existing bungalow and so complies with the policy.
- 6.5 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.
- 6.6 It does not appear that the bungalow has been extended since it was built in the 1960’s. Officers have calculated the volume of both the existing dwelling and the extension, and as originally submitted the increase was approximately 93%. As such the application maybe considered to be contrary to the supporting text of this policy which defines a 35% extension as being the parameter for a “modest” extension.
- 6.7 It should be noted that since this policy was adopted in January 2011 the government has introduced extended permitted development rights until 2019 which would potentially allow an 8 metre deep extension at the rear, as well as a half width extension to the side and the agent has considered this possibility in this case. These considerations represents a significant consideration as a fall-back option should the application be refused. The demonstrable incremental harm arising from the proposals is therefore considered to be strictly limited.
- 6.8 Following negotiations, amended plans have been submitted for the Members’ consideration. The width has been reduced and the extension relates more closely with the host dwelling resulting in a more compact footprint and matching gable projections. This design is pleasing and will have minimal landscape impact. The consultation period for all comments on the amended plans will expire shortly after the committee sit to consider this item.
- 6.9 There is a tension between policies DM20 and DM21; and permitted development allowances. This is in particularly sharp contrast on smaller dwellings it may be necessary to have an extension which is larger than a 35% increase in volume to achieve an annexe which has full facilities.

CONCLUSION

- 7.0 Whilst this proposal is considerably larger than policy recommends, officers consider a departure from policy to be justified in this instance due to the proposal’s location and positioning in a suitable gap within an otherwise built up frontage where the line of existing development is followed and also balancing it against the fall back position that can be afforded via the generous permitted development options which could result in a greater and less favourable landscape and neighbour impact.

RECOMMENDATION

- 7.1 That subject to no further material planning considerations being raised under the outstanding consultation period that Authority be delegated to officers for Approval in

accord with the revised plans and with permitted development rights for further extensions restricted.

BACKGROUND INFORMATION: See application ref: DC/15/2381/FUL at www.waveney.gov.uk/publicaccess

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