

### **Planning Report for Extraordinary meeting 16<sup>th</sup> August 2021**

There are two planning applications for consideration.

#### **DC/21/04153 | Householder Application - Erection of two-storey extension, construction of main entrance canopy, dormer and associated works Drinkstone Hall Gedding Road Drinkstone Suffolk IP30 9TG**

Whilst this is a substantial extension it is proportionate to the existing house and to the plot. Materials chosen reflect the existing building and are sympathetic in design. The roof which is currently concrete tiles will be replaced with handmade clay tiles reflecting the period of the house (Policy DRN12 Design Considerations)

Over the last 6 months surveys and reports have been conducted to quantify the presence of bats and great crested newts. It has been concluded that bats are not currently present, however the householder wishes to ensure that these may be accommodated and the roof design allows for this, there will also be a designated area where bat boxes will be installed. Restrictions regarding when work may be carried out have also been recommended in the ecology report.

Results regarding the presence of great crested newts were also negative. (Policy DRN9 Biodiversity)

Remedial works to the garage and landscaping will be conducted under permitted development and this has been confirmed by MSDC planning department. Landscaping will include the planting of native trees and additional hedges.

The proposed building works include the installation of a solar hot water system and current overhead cables will be buried underground. (Policy DRN13 Sustainability)

A separate planning application will be submitted with regard to an additional access point onto the highway from the northern end and is not included in this application.

#### **DC/21/04008 Application for approval of reserved matters following grant of Outline Planning Permission DC/18/05409 dated: 04/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 1no. dwelling, cartlodge and creation of vehicular access Abbots Lodge The Street Drinkstone Suffolk IP30 9SX**

The site is identified under Neighbourhood Plan DRN 3 – Housing Allocations

The outline planning application DC/18/04841, approved in 2018, was for a single storey dwelling of 170m<sup>2</sup> with a three bay cart lodge.

Approval was specifically conditioned on the proposed new dwelling being a single storey structure.

The details of scale, appearance, layout, and landscaping are in line with what was illustrated at outline stage.

The proposed development is proportionate with regards to its mass in relation to the plot size the Analysis plan shows the approved outline plan and the proposed scheme with very little difference in mass.

The layout with separate cart lodge is in keeping with regard to neighbouring properties by having separate dwelling and cart lodge DRN11 - Heritage assets

The proposed dwelling has taken note of and detailed the use of materials that are used in neighbouring buildings (brick plinth, rendered walls, clay tile roof). DRN12 - Design Considerations.

The removal of trees in order to construct the proposed buildings will change the streetscape, whilst there is currently a wooden fence it is softened by vegetation. The application does not indicate a replanting of any trees which would be in line with Neighbourhood Plan Policy DRN9 Biodiversity ii) Suitable mitigation measures that may include equivalent or better replacement of the lost features will be required.

The application includes a waste water treatment plant which subject to Environment Agency approval with discharge into a ditch. Due to the replacement of current grass area to paved driveway, the proposed dwelling will result in increased water run off, two gulleys are indicated on the plans. Even with a gulley, water would be fed further along the road to an area which is prone to flooding. DRN12 i "not result in water run off that would add to or create surface water flooding"