

Drinkstone Parish Council Meeting 13th May 2024

Agenda Item Portfolio report – Planning

Update

DC/23/05427 | Full Planning Application - Erection of 1No. two storey dwelling including garage, creation of new vehicular access onto Cross Street and landscaping.

Planning permission has been granted despite objections from DPC. This permission is contrary to policies within DNHP and the DPC has raised questions as to why this permission was granted, highlighting the points that are in direct conflict with the DNHP to enable the PC to understand how the planning officer came to their conclusion. Correspondence and questions regarding our concerns for the disregard of the DNHP have been sent to Jo Churchill, Nicky Wilshere, Penny Otton, Tom Barker, Phillip Isbell. We currently have had no clear answers to our questions and there has not been a response from MSDC planning department.

There is currently a non material amendment submitted for this application to relocate it 600mm to the west away from the boundary (awaiting decision)

Current Planning Applications

DC/24/02084 Householder Application - Conversion of existing garage into living accommodation

Clay House Beyton Road Drinkstone Bury St Edmunds Suffolk IP30 9SS

This application involves the conversion of an existing gabled two storey garage into an annexe building for the use of visiting relatives. It includes the addition of windows and the removal of the garage shutter door to be replaced with a door and window. The garage is set back from the road although visible from the road and is set directly to the left of the main property. The application does not involve an extension to the current building.

DC/24/02020 Householder Application - Erection of residential annex (retention of)

13 Gedding Road Drinkstone IP30 9TD

This is a retrospective planning application as the building/conversion has already taken place. The building is a single storey annexe type building that is of brick construction with composite roof tiles and upvc windows. The annexe is used as residential accommodation for family.

The site plan indicates there was a previous building on the site (possibly a large shed?) however the building that has been erected is slightly larger and is 2.9m tall outside of permitted development rules/regs and as previously mentioned of brick construction.

Both of the above applications involve annexe accommodation to the main building, the difference being the location. Clay House sits outside the settlement boundary and 13 Gedding Road is within the settlement boundary. Whilst the DNHP does not directly refer to annexe buildings Babergh and Mid Suffolk Joint Local Plan Part 1 (LP02) states -

LP02 - Residential Annexes Policy background and explanation

13.04 The creation of annexes , whether the host dwelling is located inside, or outside settlement boundaries can create additional accommodation for a dwelling and can help to create more flexible use of the accommodation to respond to changing family circumstances over time.

13.05 Residential annexes should be designed so that they are ancillary in use and scale to the main dwelling unit and provide genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family over time. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.

13.06 To meet these requirements it is essential that the main and annexe accommodation are either directly connected by an internal link or have a close spatial relationship with shared facilities and space.

13.07 The Councils will apply restrictive conditions or obligations to ensure annexes do not create sub-standard dwellings with inadequate standards of access, amenity and space, and potentially result in additional dwellings in unsustainable locations.

Policy LP02 - Residential Annexes

1. Residential annexes will be supported where the proposal: a) Is ancillary and subordinate in scale to the host dwelling; b) Does not involve the physical subdivision of the residential curtilage; and c) Is designed to easily allow for the annexe to be integrated later into the main building as a single dwelling/house when the need no longer exists.

2. Where proposals for residential annexes are considered acceptable, planning conditions or obligations will be imposed to limit the occupation for use as an annexe, and to prevent the future use of the annexe as a separate dwelling.

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In relation to LP02 both applications are not directly linked to the main dwelling, however are providing additional accommodation to family.

Looking at previous applications DPC has reviewed there have been existing outbuildings that have been converted to provide annexe residential accommodation.