

GREAT WALDINGFIELD – PROSPECT HOUSE, THE STREET

Change of use from agricultural land to domestic garden; construction of new vehicular access and erection of detached garage.

Applicant: Mr. M. Barker

Case Officer: Gemma Pannell

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**This application is brought to Committee at the request of the Local Member. A panel of members inspected the site on 3<sup>rd</sup> May 2006 in order to familiarise themselves with the site given its location within the Conservation Area. The application was deferred from consideration at the meeting on 24<sup>th</sup> May 2006 in order that the agent could confirm which plans were for consideration. The agent has confirmed that the plans displayed at the meeting on 24<sup>th</sup> May 2006 are the ones under consideration.**

SITE

1. The application site is adjacent to Propsect House, a Grade II listed building located within a Great Waldingfield Conservation Area. It is situated outside the built up area boundary of Great Waldingfield.

PROPOSAL

2. This proposal seeks planning permission to incorporate former agricultural land, into garden land of Prospect House and to construct a new access off of The Street and erect a detached garage onto the former agricultural land.
3. The garage (as amended) has a height of 4.7 metres and a floor area of 49 sq metres. It is proposed to be clad in weather boarding under a clay pan-tiled roof.

HISTORY

4. None relevant

POLICY

\* please note that details or extracts of policies are no longer included in reports - see page 4 of these papers

5. The following policies provide the framework against which this application should be judged.

**Suffolk Structure Plan 2001**

- ENV4 (Countryside)

## **Babergh Local Plan Alteration No. 2 (2006)**

- CR01 (Countryside)
- CN08 (Conservation Area)
- CN06 (Setting of Listed Buildings)
- CR10 (Change of use from agricultural land)

### OBSERVATIONS (Original Scheme)

6. PC – Raise no objection on planning grounds to this proposed development, but make the following comments:
  - Although the garage is in proportion the maximum ridge height at some 4.8 metres seems high
  - With the access onto the field it is hoped that no further development is envisaged.
7. CHA – Recommends standard conditions regarding the use of the access.
8. Letters – Two letters of objection received the contents of which are summarised below:
  - It is my understanding that the area around the church of Great Waldingfield is a Conservation Area where no building is permitted on agricultural land.
  - The change to use of domestic followed by planning permission for a new building would circumvent current rules, as I understand them.
  - There is already an integral garage for this cottage and this has both internal and external access so one has to ask for what purpose this existing garage will be used for in the future.
  - I prefer the outlook from my house onto agricultural land as it has been for the past 700 years but this is just a personal preference.
  - I have no objection to the change of use of agricultural land to domestic. However, the erection of a detached garage clearly violates the principle of the Conservation Area.
9. The applicant has submitted amended plans which proposes an amended design to the proposed outbuilding and its moving slightly within the site. The following comments have been received in connection with the revised plans:
10. Letters – One received objecting for the following reasons:
  - The area where this is proposed is part of a green belt conservation area where no building on agricultural land is permitted. Therefore to allow this would be the thin end of the wedge.

- It would be possible to re-garage the property with no different access nor extra land, and provide additional parking area, by sacrificing the double sized entry gate to the garden, which can be enlarged. That arrangement could also provide additional accommodation for the house by change of use of the existing garage. I presume this last is intended in any case by requesting a new detached garage, rendering the existing garage superfluous.
- The proposed new vehicular access is not clearly positioned, if it goes through the garden it risks destroying the historic well. In any case the road access is not a good spot on a road that is both narrow and daily sees more traffic.
- I see no objection to an expansion of the garden into what is now agricultural land if the proposal were made by keen and active gardeners, and always providing that no building of any kind is erected. But, I suspect that this proposal, as formulated, is the start of something larger and more complex.

## ASSESSMENT

11. The principal issues in the determination of this application are as follows:

- **Landscape Impact**
- **Setting of Listed Building**
- **Impact on Conservation Area**

### **Landscape Impact**

12. The main policy in the consideration of the change of use of agricultural land to domestic garden is CR10, which state that proposals will be acceptable provided that the scale of the proposal would not have an adverse impact on the landscape characteristics of the site. It is not considered that this will have a negative impact on the landscape given the size and scale of the area proposed and the existing landscaping.

### **Setting of a Listed Building**

13. The main policy in considering the impact on the setting of the Listed Building is CN06 which provide that proposals for work within the curtilage or setting of Listed Building should be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting . While Prospect House is a Grade II listed building, it is considered that given the distance between the access and the property there will be no impact on the setting of the Listed Building. Furthermore the additional garden will not adversely impact on the building's setting and the Listed Building will retain its own defined curtilage by the definition provided by the existing landscaping. In addition this access will take traffic much further away from the building, improving its setting somewhat.

### **Impact on the Conservation Area**

14. Policy CN08 states that proposals for new buildings in a conservation area which have an impact on views into or out of it should preserve or enhance the character of the conservation area and be of an appropriate scale, form and detailed design. With regard to the proposed outbuilding it is considered that is located in the centre of the site, served by a long access track which will have a detrimental visual impact on the landscape when viewed from the road harmful to the character of both the countryside as a whole and the Conservation Area.

### **RECOMMENDATION**

Refuse planning permission for the following reasons:

- Contrary to policies CN08 and CN01 which seeks to conserve Conservation Areas and enhance the special character of Suffolk. The siting of the garage will have significant adverse impact on the landscape character of the area.

### **DECISION**

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