



Appeal Decision

Site visit made on 4 July 2024

by B J Sims BSc (Hons) CEng MICE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 July 2024

Appeal Ref: APP/W3520/D/24/3337020

Granary Cottage, Upper Langdales Farmhouse, Mill Lane, Earl Stonham, Suffolk, IP6 8QF.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Miss J Prendergast against the decision of Mid Suffolk District Council.
 - The application Ref is DC/23/03734.
 - The development proposed is the erection of extension to existing property.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of extension to existing property at Granary Cottage, Upper Langdales Farmhouse, Mill Lane, Earl Stonham, Suffolk, IP6 8QF, in accordance with the terms of the application, Ref DC/23/03734, subject to the conditions set out in the Appendix to this decision.

Main Issues

2. The main issues are the effect of the proposed extension on the character and appearance of the host property and surrounding area and on the setting of a nearby listed building, Upper Langdales Farmhouse.

Reasons

Character and Appearance

3. The proposed two-storey extension would be substantially greater in scale than the dilapidated outbuildings it would replace on the south eastern side of the semi-detached Granary Cottage, extending much further back into the site than the present built development. Architecturally, it would be in strong contrast with its relatively modest and smaller-scale traditional host dwelling.
4. At the same time, the extension, separated from the original cottage by a low-key, single-storey link, would make its own distinct architectural design statement, reflecting the character and appearance of a traditional farm building, such as the existing large barn at the north western end of the Upper Langdales Farm built group.
5. Taking these factors into account, I do not agree with the view of the Council that the extension would be of excessive scale or inappropriate form or design. In context, I consider that the development, especially replacing the present

outbuildings, would contribute positively to the character and appearance of the host dwelling and the built group as a whole, respecting its local distinctiveness.

Listed Building

6. It follows that, subject to careful detailing, the development would not substantially harm the setting of the nearby listed Upper Langdales Farmhouse, which itself would still be viewed in its own context. Any less than substantial harm to its setting would be outweighed by the positive benefit of the enhancement identified due to the proposed development.

Planning Conditions

7. Conditions are necessary to require the provision of ecological mitigation for bats and great crested newts, hedgehogs, birds and bees, a Precautionary Method Statement for mobile priority species and a Biodiversity Enhancement Plan. Further conditions are appropriate to secure advance details of fenestration and rainwater goods to the extension, in order to ensure the preservation of the character and appearance of the setting the nearby listed building.

Conclusion

8. Referring to the relevant policies of the development plan, as cited by the Council, the adopted Babergh and Mid Suffolk Joint Local Plan includes Policies LP03 and LP24, requiring extensions to be of a high design standard to maintain or enhance the host building and contribute positively to its surroundings, without over-development or harm to amenity; and Policy CS5 of the adopted Mid Suffolk Core Strategy seeks to maintain and enhance the general and historic environment and retain local distinctiveness. All these provisions are essentially consistent with the National Planning Policy Framework.
9. For the reasons explained above, I consider that the appeal proposal is compliant with all those policies and with the development plan as a whole.
10. I therefore conclude that the appeal should be allowed and the permission sought granted, subject to the conditions outlined above.

B J Sims

INSPECTOR

APPENDIX

Schedule of Planning Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Block Plan - Existing 21-242-002A - Received 08/08/2023
 - Floor Plan - Existing 21-242-003B - Received 08/08/2023
 - Elevations - Existing 21-242-004A - Received 08/08/2023
 - Block Plan - Proposed 21-242-200A - Received 08/08/2023
 - Floor Plan - Proposed 21-242-201D - Received 08/08/2023
 - Elevations - Proposed 21-242-202E - Received 08/08/2023
 - Elevations - Proposed 21-242-202E - Received 08/08/2023
- 3) The development shall be carried out only in line with the ecological mitigation set out within Section 7 of the submitted Bat and GCN Survey prepared by Essex Mammal Surveys dated August 2023. These works comprise delivery of hedgehog gaps within boundary fencing or walls, erection of two bird nesting boxes and two solitary bee hives and a hedgehog nesting box at the site boundary.
- 4) Prior to commencement of development hereby approved, a Precautionary Method Statement (PMS)for mobile priority species shall be submitted to and approved in writing by the local planning authority. The PMS shall contain precautionary mitigation measures and/or works to reduce potential impacts to mobile priority species during the construction phase of the development. The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.
- 5) Prior to any works above slab level a Biodiversity Enhancement Plan (BEP) shall be submitted to and agreed in writing with the Local Planning Authority. The BEP shall detail biodiversity enhancement measures including the following: a) detailed designs and/or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity enhancements shown on appropriate drawings. The approved measures shall be implemented in full prior to the first use of the development hereby approved and shall be retained thereafter.
- 6) Prior to any works to install fenestration within the extension hereby approved, detailed architectural drawings of such fenestration, in appropriate scale and in section, profile and elevation as may be appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the fenestration shall be installed in accordance with the approved details and retained thereafter.
- 7) Prior to any works to install new rainwater goods within the development hereby approved, details, including material, colour, profile and manufacturer's literature where appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter such rainwater goods shall be installed in accordance with the approved details and retained thereafter.

end of schedule