
Appeal Decision

Site visit made on 26 August 2025

by **A Phillips MPlan BA CertHE MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12 September 2025

Appeal Ref: APP/F3545/D/25/3368613

Forge Cottage, 1 South Street, Risby, Suffolk IP28 6QU

- 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 James & Gerdientje Howell & Bouwhuis against the decision of West Suffolk Council.
 - The application Ref is DC/25/0220/HH.
 - The development proposed is removal of existing porch and erection of a single storey side extension
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Decision

1. The appeal is allowed and planning permission is granted for removal of existing porch and erection of a single storey side extension at Forge Cottage, 1 South Street, Suffolk IP28 6QU in accordance with the terms of the application, Ref DC/25/0220/HH, subject to the following conditions:

- 1) The development hereby permitted shall be carried out in accordance with drawing numbers: 001, 101, 201, 210 and 300.
- 2) The development hereby permitted shall begin not later than three years from the date of this decision.
- 3) No development above ground level shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, flint, cladding and/or render) to be used in the development. The approved sample panel shall be retained on site until the work is completed, and the development shall be carried out in accordance with the approved sample panel.

Preliminary Matters

2. The West Suffolk Local Plan 2024-2041 July 2025 (Local Plan) has been adopted since the Council determined this development. I have considered the appeal against the policy requirements of the new Local Plan.

Main Issue

3. The main issue the effect on the character and appearance of the local area, specifically Risby Conservation Area.

Reasons

4. The site is located within the Risby Conservation Area. It's significance comes from two greens that make an hour glass shape, a range of traditional buildings including the Georgian Risby Manor house, a large open field and material pallet of flint, weatherboarding and pale render colours.
5. The duties contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard should be given preserving or enhancing the character or appearance of the Conservation Area.
6. The host dwelling is a non-designated heritage asset within the Conservation Area and is located on the corner of South Street and Welham Lane. It is a narrow building that benefits from a traditional architectural style that has a side principal elevation that faces south towards the neighbouring property with the side gable facing towards one of the greens. Its floorplan is approximately divided in two with a two storey element closest to South Street and a single storey element set behind. The dwelling is built predominantly from flint, though also uses yellow render, brickwork and black weatherboarding. The dwelling is of a high architectural quality that positively adds to the Conservation Area.
7. The proposed single storey extension would have a contemporary architectural style by having a flat roof and large glazing elements, though the use of flint helps to blend the proposal into the existing traditional building. In addition, given the proposed set back of the extension from South Street and by being significantly behind the principal elevation of the neighbouring two storey property to the south views of the proposal from the public realm would be limited. The loss of the porch would be a minor loss in historic fabric, though the porch is not what provides the building with its historic quality or significance.
8. While the use of flint is a typical material in the Conservation Area, the use of dark render would not be in keeping with the character and appearance of the area. The render colours are pale, with cream and white being most prevalent close to the site. While dark materials do exist, this is from timber weatherboarding. The dark rendered link on this basis would cause less than substantial harm to the Conservation Area and the extension is not required to make the dwelling either habitable or comfortable. Therefore, it is not considered the proposal would have any material public benefits. However, a condition could be used to control materials and allow for a suitable replacement to be found.
9. In terms of National Planning Policy Framework (the Framework), for similar reasons, the proposal causes no harm to the significance of the designated heritage asset or to the non-designated heritage asset, subject to a materials condition.
10. I therefore conclude that the proposal would preserve the character and appearance of the Conservation Area and not harm the non-designated asset. On this basis, the proposal is considered to comply with Policies LP9, LP17, LP36, LP37 and SP4 of the Local Plan, which seek proposals to maintain or create a sense of place, respect the design of the host dwelling, use an appropriate innovative design approaches, protect the heritage of non designated heritage assets and preserve or enhance the character or appearance of the conservation area including from use of materials. The proposal also would comply with the Framework.

Conditions

11. The suggested conditions by the Council ensuring the proposal is implemented in three years and that it complies with drawings are required to ensure it is commenced in a reasonable timeframe and in accordance with the submitted drawings.

12. While the use of flint is an acceptable material, it needs to be constructed to a high quality otherwise it would detract from the Conservation Area. In addition, as detailed above the black render is not acceptable and an alternative material needs to be used. On this basis, a condition is required to allow a sample panel to be constructed to ensure the end appearance would be of a high quality finish.

Conclusion

13. For the reasons given above the appeal should be allowed.

A Phillips

INSPECTOR