

Planning report for extraordinary meeting 1st November 2021

DC/21/05258 | Householder Application - Erection of single storey rear extension and conversion of outbuilding to form additional living space (following demolition of existing single storey extension), Installation of Oil Tank and External alterations as detailed in the Schedule of Works Rev A | Church Cottage The Street Drinkstone Suffolk IP30 9SX

This application refers to application DC/18/04028 Application for Listed Building Consent. Revision of LBC 0821/16. Remodel en-suite to bedroom. Re-roofing and re-using existing pantiles and insert conservation style roof window. Church Cottage The Street Drinkstone Bury St Edmunds Suffolk IP30 9SX which has been approved and is still valid.

Church Cottage is a Grade II C17th listed building which is set amongst 11 other listed buildings within the Street area of Drinkstone. It is a detached thatched cottage with a detached single garage and outbuilding. The property has had additions in the C19th and C20th.

The current application proposes the demolition of the existing single storey extension (which was a C20th addition) and the erection of a new single storey extension that is slightly larger in footprint which will allow for the incorporation of access to the outbuilding (which is used as additional accommodation) in a tidy form.

The proposed extension is proportionate to the site and it is to the rear of the property and cannot be viewed for the roadside, meeting NP policy DRN11 Heritage Assets (d)

The use of materials is sympathetic to the location being (externally) soft red brick with windows being softwood painted white to match existing. The proposed new flat roof will incorporate a roof light and the roof area will be softened with a planted sedum matting to encourage biodiversity NP policy DRN9 Biodiversity 9 (i ii)

The height of the extension will remain the same so there will be no impact upon the thatched roof. Existing pantiles will be reused to the utility roof.

The doors to the proposed extension are aluminium which will be white in colour, this fenestration will not be visible from the road.

Internally space currently used as a study will be converted to allow the addition of a WC.

Fundamentally the proposal is a replacement extension that provides access to the outbuilding to allow a more usable dwelling, in order to be able to do this it needs to be of a slightly larger footprint. The alternative could be achieved with the addition of 'corridors' however these may well be deemed as unsightly by comparison.

Report prepared by Councillor Elnaugh.