

Drinkstone Parish Council Meeting 20<sup>th</sup> June 2022

### Agenda Item Portfolio Report Planning

DC/22/02696 | Full Application - Change of use of land to residential to facilitate erection of extension to existing studio/office outbuilding. Erection of extension to cartlodge, and conversion of part of ground floor and removal of external staircase. | Holm House Garden House Lane Drinkstone Bury St Edmunds Suffolk IP30 9FJ

#### Property History and Current situation

The current property is a replacement dwelling (the original bungalow was 230 square metres) that was granted permission in 2006 and constructed in 2008.

In the subsequent years the property has been subject to further extensions. When Planning permission was granted, reference 3565/07, Condition 4 removed Permitted Development rights due to concerns regarding over development of the plot.

#### Proposed Development Detached Outbuilding and Cartlodge

Outbuilding is currently used as a small home office and domestic store, it sits on the boundary of the garden area to the rear of the house.

Cartlodge - This forms part of an outbuilding complex including garaging, swimming pool and storage. There is existing annex living accommodation above the garaging part.

In 2008 an application to add the upper level to the garage that then formed the cartlodge was refused by MSDC. This application was granted upon appeal.

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The plot sits outside the DNHP settlement boundary. The settlement boundaries are defined for the main built up areas of the village, in order to manage the location of future development and to protect the countryside the surrounds from inappropriate development.

Policy DRN1 of the Drinkstone Neighbourhood Made Plan states proposals for development located outside the Settlement Boundaries will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where

- i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- ii) it cannot be satisfactorily located within the Settlement Boundaries
- iii) it is essential for the operation of agriculture, horticulture, forestry outdoor recreation and other exceptional uses for which it can be demonstrated that it needs to be located there or meets the requirements of other development plan policies.

In the application Planning Statement the applicant states that “the car parking spaces are relatively short for modern vehicles so a small extension to the front is required to make this more usable”.

The statement also notes “it is also proposed to remove the external staircase access to the first floor, provide this internally and convert part of the ground floor to be used as annex accommodation with the existing first floor accommodation”

Given that the original roof extension to the cartlodge building was given consent at appeal and the site has permitted development rights removed due to concerns regarding overdevelopment, the garage space could be made more usable without the need to remove and internalise the staircase and turn the ground floor into additional living space.

With regards to the additional office space this would require the change of use to the land, as the land where the proposed extension is sited is agricultural land. As stated above this contravenes the DNHP policy DRN1 Spatial Strategy as the proposed building is not for the purposes of agriculture or forestry or horticulture and is outside of the DNHP settlement boundary.

Prepared by Councillor Elnaugh