

## **Drinkstone Parish Council Extraordinary Meeting 31<sup>st</sup> March 2023**

### **Agenda item Councillor Portfolio Report & Planning Applications**

APPLICATION FOR PLANNING PERMISSION - DC/23/01136 Proposal: Householder Application - Erection of extension to main house; Erection of an outbuilding containing a swimming pool and gym, and cartlodge (following demolition of existing swimming pool and building).

Location: The Old Rectory, The Street, Drinkstone, Bury St Edmunds Suffolk IP30 9SR

The Rectory is a Grade II\* listed building.

This planning application involves a single storey extension to the rear main house, as well as an outbuilding to the north of the house, which will provide an indoor swimming pool and gym area, as well as a separate cartlodge to the northwest of the house. There are also proposed changes to the internal areas and basement areas of the property.

Previous planning permission was granted for an extension to the main house in 2016 – this has expired.

The proposed buildings are of a contemporary design using natural materials and design features to complement the existing house. The pool and gym area have energy provided by PV cells.

A site visit was made to the Rectory by myself and Councillor Holborn to establish the exact location of the proposed outbuildings as this was difficult to establish from the site plans and maps.

The owners of the property, Nick and Jane Hill were present, along with their planning consultant Sam Stonehouse. We were informed that the process of the proposed planning application had taken 18 months and had involved numerous meetings with MSDC planning department as well conservation and heritage departments. Details were shared with us regarding the process in deciding the location of the proposed outbuildings (which had changed location on numerous times in order to satisfy various involved parties such as heritage and conservation).

The rear extension is in the same location as the previous granted planning permission. It is of a contemporary design and is within proportion to the existing building/site.

Due to the fact the house is Grade II\* listed the owners have been told the proposed outbuildings would not be approved to the south of the building, as this is considered the most important part of the house and it must not be visible to the front/forward of the existing building line of the main house.

The Rectory main house sits within the settlement boundary, however the boundary cuts across the rear of the building and drops back towards the west. (see DNHP plan p46)

The planning consultant provided us with a blown up map showing the exact location of the proposed outbuilding in relation to the settlement boundary (see attached). Whilst a proportion does sit within the settlement boundary, it does 'spill' over the boundary. In a blown up picture obviously the red boundary line is magnified.

This is a difficult application to consider as policy DRN 1 Spatial Strategy of the DNHP states

The Neighbourhood Plan will accommodate development commensurate with Drinkstone's designation as a Countryside Village in the adopted Core Strategy and emerging Joint Local Plan. The focus for new development will be within the Settlement Boundaries of Drinkstone and Drinkstone Green, as identified on the Policies Map.

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) is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can be satisfactorily demonstrated that it needs to be located there or meets the needs of other development plan policies.

Therefore it contravenes this policy by its use. However, the location of the pool/gym outbuilding, it would seem, has been sited in this location due to the listed status of the building and the need to satisfy the requirements of heritage/conservation departments.

Prepared by Councillor Elnaugh