

Parish: Woolverstone

Location: Deer Park Lodge, Mannings Lane

Proposal: Erection of extension comprising triple garage with store/studio space over

Applicant: Mr and Mrs M Rockall

Case Officer: Ben Elvin

Date for Determination: 02/06/08

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This application was deferred from the Development Committee meeting on 25 June in order that an Arboricultural Statement could be provided and in order to respond to comments from Natural England. A panel of Members visited the site on 4 June 2008.

#### SITE

1. Deer Park Lodge is located within the Conservation Area and enjoys a riverfront location adjacent the River Orwell.
2. The property is accessed from Mannings Lane, which joins the main road through Woolverstone close to the western edge of the village.
3. The property has been the subject of significant extension in recent years, and some of this work remains under construction.

#### PROPOSAL

4. The proposal is for the erection of an extension to the building, comprising a triple garage with store/studio space over.
5. The proposed extension takes the form of a hipped roof structure with pantile roof over brick walls. The first-floor accommodation is enabled through the provision of two flat-roof dormer windows facing into the site, with a part glazed gable projection facing towards the river.
6. The structure will result in the loss of one sycamore tree on the site, with a second sycamore shown to be retained.
7. A Design and Access statement has been submitted which raises the following points;
  - The proposed extension has been positioned adjacent the driveway on an area of level ground.
  - The first-floor studio/store will be accessed via an internal staircase.
  - The property is considered from the river as a series of elements.
  - The materials and form of the extension will match the existing buildings.
8. The agent has submitted a further supporting letter which makes the following points;
  - Provides confirmation that one of the sycamore trees will remain. This tree has the most dominant impact when viewed from the river and will screen the majority of the proposed new garage building.

- The applicant is willing to plant a replacement tree in a more suitable location if necessary.
- Disagrees with the comments of the Parish Council. This is not a massive building, but a large single dwelling house that sits comfortably in the Conservation Area. It sits in front of a wooded backdrop when viewed from the river and is enhanced by the interspersed trees on the river bank.
- The development that has taken place and this modest proposal will not have any adverse impact on the character of the area, which is the reason the applicants chose to live there.
- The design is consistent with the form and quality of other elements of extension to Deer Park Lodge. The materials and roof form accord with the existing extension.
- The gap between the boathouse and the new garage will maintain a break.
- The applicant has a collection of very valuable cars which would be kept in the garage.

## RELEVANT HISTORY

9. There is an extensive history to this site which can be found as an appendix to this report.

## NATIONAL GUIDANCE

10. **PPS1** Delivering Sustainable Development
11. **PPS7** Sustainable Development in Rural Areas

## PLANNING POLICIES

12. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

### East of England Plan, 2008

- **SS1** (Achieving Sustainable Development)
- **ENV7** (Quality in the Built Environment)

### Babergh Local Plan (Alteration No.2) 2006

- **CN01** (Design)
- **CN08** (Conservation Areas)
- **CR02** (Area of Outstanding Natural Beauty)
- **EN04** (Trees)
- **HS33** (Extensions)

The relevant documents can be viewed via the internet. Please see Page 4 for details.

## OBSERVATIONS

13. PC – recommend refusal for the following reasons;
- A further addition to an already massive building is unacceptable.
  - An earlier application, reference B/06/01044/FHA/CLD which was for a link extension between the main dwelling and the swimming pool was turned down by Babergh because it was considered too massive.

- The existing garaging is adequate for a single dwelling, there is no reason for these extra facilities.
  - The repeated additions have already created a concentration of buildings wholly unsympathetic to what was once a local beauty spot.
  - The sheer scale of development has destroyed a tranquil area of river bank.
14. EA – make comments with respect to the potential disruption to nesting birds or bats, and the requirement for a private sewage treatment plant.
  15. Archaeological Service – no objections.
  16. SCC Countryside Access – no objections.
  17. Natural England – will be reported verbally when received.

## **REPRESENTATIONS**

18. Any received will be reported verbally.

## **PLANNING CONSIDERATIONS**

19. Deer Park Lodge has been the subject of considerable extension in the past. The resultant form of this property is now such that the original lodge building remains distinguishable by virtue of the single-storey elements immediately located to either side of the dwelling. The large two-storey additions to the east side have their own form and setting and now appear as the main property on the site.
20. The proposal provides for a triple garage with studio/store over, linked to the west side of the original building by a single-storey addition that was granted planning permission under reference B/08/00057/FHA. The proposed extension consists of a hipped roof structure that lies in an existing opening between the boathouse and the extended lodge building. There are two mature trees that characterise this space, one of which is identified to be removed and the other, being that to the north of building area, being retained.
21. In considering development of this nature, it is necessary to take account of the provisions of policies CN01, CN08, CR02 and HS33 of the Local Plan. In particular, given the isolated nature of the site, the design of the building, the impact of the building on the character of the Conservation Area and the AONB (including the loss of trees) and on the character of the existing building need careful consideration.
22. The proposed extension would result in further frontage development along the river edge of the site. The existing building, by virtue of the extensions that have been/are being carried out, is a long structure that is partly broken up by trees to the river elevation. The bulk of the built form of the dwelling lies to the east side of the original lodge, and this proposal will result in the continued elongation of the property, but to the west side. The existing space provides some relief to the expanse of buildings on the site, which is emphasised by the two large sycamore trees that currently exist. This is particularly apparent from the river side of the property.
23. The property is open to views from the river, but these are partly broken up by the tree belt that runs to the front of the site. The importance of the tree that is identified to be retained is emphasised in views from the river, where the tree provides screening to this area and provides a break in the continuous built-form of the extended building.

The agent has submitted an Arboricultural Statement which acknowledges that the tree is in good health and has a good life-expectancy. However, the information provided in respect of the works to construct the building is not considered to be sufficient to satisfy the Local Planning Authority that these works will not have a significant detrimental impact on the health and longevity of this tree. If the tree was to be lost, the site would be opened up to increased views from/across the river, and there is little opportunity for replacement planting that would offer screening to this space.

24. The extension has been designed to try and make use of the bulky roof space that results from the depth of the building. The existing building takes the form of a series of elements that each have their own particular character. However, the proposed extension introduces a further alien element that does not reflect the principles of the other extensions to the building. The hipped roof arrangement results in a flat-roof element across a 1.5m span to the top of the building and the depth of the building means that the overall height of this structure competes with the original lodge building. It does not appear as a separate element that would complement the other extensions and is thereby considered to be of poor design.
25. Given the concerns with the potential loss of the trees on the site and the loss of the space to the east side of the lodge, it is considered that the character of the Conservation Area and the AONB would be eroded if this development were to be approved. The form of the proposed development, (in competing with the original lodge structure), together with the loss of the tree referred to in paragraph 23 above, would not preserve or enhance the character of the Conservation Area.
26. In conclusion, the continued elongation of this property, including the loss of the trees and the space between the single-storey extension and the existing boathouse, would result in an unfortunate continuous built form that would detract from the visual amenity of the site when viewed from the river. Further, by virtue of the form and scale of the extension, the proposal is considered to represent poor design that would not relate to the character of the dwelling to which it relates, to the detriment of the character of the Conservation Area and the AONB.

## **RECOMMENDATION**

Refuse planning permission on the following grounds;

Contrary to policies CN01, CN08, CR02 and HS33 in that the proposal is poor design that fails to preserve or enhance the character of the Conservation Area or AONB, to the detriment of visual amenity, and that insufficient justification has been provided in respect of the impact on the sycamore tree to the river side, contrary to policy EN04.

## Site History for DC.AID (including Related)

### Address:

Deer Park Lodge, Mannings Lane, Woolverstone, Ipswich, IP9 1AP

**Application:** Planning **Number:** B/07/01071  
**Validated:** 17/07/2007 **Type:** Full Householder Application  
**Status:** **Date:**  
**Summary:**  
**Description:** Retention of water feature and internal alterations.

**Application:** Planning **Number:** B/07/00203  
**Validated:** 07/02/2007 **Type:** Full Householder Application  
**Status:** **Date:** 19/04/2007  
**Summary:** Granted  
**Description:** Erection of two-storey link extension between dwelling and covered swimming pool building as amplified by Flood Risk Assessment received on 4th April 2007

**Application:** Planning **Number:** B/06/01712  
**Validated:** 09/10/2006 **Type:** Full Householder Application  
**Status:** **Date:** 13/12/2006  
**Summary:** Granted  
**Description:** Erection of single-storey rear conservatory (following demolition of existing single-storey extension) as amended by Flood Risk proposals received in the agent's letter dated 25/10/2006.

**Application:** Planning **Number:** B/06/01713  
**Validated:** 09/10/2006 **Type:** Full Householder Application  
**Status:** **Date:** 13/12/2006  
**Summary:** Granted  
**Description:** Retention of detached garden machinery store. Retention of front entrance porch (alternative design to that approved under Planning Permission B/04/01097/FHA).

**Application:** Planning **Number:** B/06/01044  
**Validated:** 04/07/2006 **Type:** Full Householder Application  
**Status:** **Date:** 24/08/2006  
**Summary:** Refused  
**Description:** Erection of two-storey link extension between existing dwelling and swimming pool enclosure and erection of detached garden machinery store. Erection of front entrance porch (alternative design to that approved under Planning Permission B/04/01097/FHA). As amended by revised site plan received on 4th July 2006.

**Application:** Planning **Number:** B/06/00681  
**Validated:** 18/04/2006 **Type:** Works to preserved trees  
**Status:** **Date:** 02/06/2006  
**Summary:** Granted  
**Description:** Crown lift over boat house to 7 metres to reduce weight on split limb; balance remainder of crown by rolling surgery over and balancing of 1 No. Oak tree (T2) covered by Tree Preservation Order ESCC 33.

**Application:** Planning **Number:** B/05/01313  
**Validated:** 29/07/2005 **Type:** Full Householder Application  
**Status:** **Date:** 16/09/2005  
**Summary:** Granted  
**Description:** Erection of detached outbuilding to house swimming pool with basement cellar and plant room. Construction of terraced garden area with retaining walls. As amended by Flood Risk Assessment received 10/08/2005.

<b>Application:</b>	Planning	<b>Number:</b>	B/05/01188
<b>Validated:</b>	12/07/2005	<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	26/08/2005
<b>Summary:</b>	Granted		
<b>Description:</b>	Erection of detached garage with storage over (amended scheme to that approved under previous planning permissions B/04/00238 and B/05/00480) and provision of ancillary retaining walls.		
<b>Application:</b>	Planning	<b>Number:</b>	B/05/00480
<b>Validated:</b>	10/03/2005	<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	05/05/2005
<b>Summary:</b>	Granted		
<b>Description:</b>	Erection of boat store and detached garage with storage over (alternative to planning permission B/04/00238/FHA).		
<b>Application:</b>	Planning	<b>Number:</b>	B/05/00195
<b>Validated:</b>	02/02/2005	<b>Type:</b>	Notif. of Works to Trees in Cons. Area
<b>Status:</b>		<b>Date:</b>	09/03/2005
<b>Summary:</b>	Granted		
<b>Description:</b>	Felling of 4 No. Sycamore trees.		
<b>Application:</b>	Planning	<b>Number:</b>	B/04/01097
<b>Validated:</b>	18/06/2004	<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	11/08/2004
<b>Summary:</b>	Granted		
<b>Description:</b>	Erection of single-storey and two-storey extensions (existing extension to be demolished) as amplified by letter dated 20/07/04 with accompanying Flood Risk Assessment and amended drawing no. 3372/12A.		
<b>Application:</b>	Planning	<b>Number:</b>	B/04/00238
<b>Validated:</b>	10/02/2004	<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	03/02/2005
<b>Summary:</b>	Granted		
<b>Description:</b>	Erection of detached garage and boat house with garden store, as amended by Drawing Nos. 3372/40,41 and 42A received, on 17th December 2004.		
<b>Application:</b>	Planning	<b>Number:</b>	B/03/01595
<b>Validated:</b>	12/09/2003	<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	27/10/2003
<b>Summary:</b>	Granted		
<b>Description:</b>	Erection of part single-storey and part two-storey side extensions (existing extension to be demolished).		
<b>Application:</b>	Planning	<b>Number:</b>	B/03/01596
<b>Validated:</b>	12/09/2003	<b>Type:</b>	Conservation Area Consent
<b>Status:</b>		<b>Date:</b>	23/09/2003
<b>Summary:</b>	Granted		
<b>Description:</b>	Application for Conservation Area Consent - Erection of part single-storey and part two-storey side extensions (existing extension to be demolished).		
<b>Application:</b>	Planning	<b>Number:</b>	B/87/90361
<b>Validated:</b>	19/10/1987	<b>Type:</b>	Enquiry only
<b>Status:</b>		<b>Date:</b>	28/10/1987
<b>Summary:</b>	Granted		
<b>Description:</b>	ERECTION OF A SINGLE STOREY DWELLING		

<b>Application:</b>	Planning	<b>Number:</b>	B/IE/282/78
<b>Validated:</b>		<b>Type:</b>	Enquiry only
<b>Status:</b>		<b>Date:</b>	
<b>Summary:</b>			
<b>Description:</b>	Construction of trout farm and erection of dwelling		
<b>Application:</b>	Planning	<b>Number:</b>	B/75/00193
<b>Validated:</b>		<b>Type:</b>	
<b>Status:</b>		<b>Date:</b>	08/04/1975
<b>Summary:</b>	Granted		
<b>Description:</b>	Temporary use of existing caravan		
<b>Application:</b>	Planning	<b>Number:</b>	B/74/00458
<b>Validated:</b>		<b>Type:</b>	
<b>Status:</b>		<b>Date:</b>	
<b>Summary:</b>	Granted		
<b>Description:</b>	Single storey extension to building		
<b>Application:</b>	Planning	<b>Number:</b>	W/3611
<b>Validated:</b>		<b>Type:</b>	
<b>Status:</b>		<b>Date:</b>	
<b>Summary:</b>			
<b>Description:</b>	Mooring of houseboat		
<b>Application:</b>	Planning	<b>Number:</b>	B/07/00203
<b>Validated:</b>		<b>Type:</b>	Full Householder Application
<b>Status:</b>		<b>Date:</b>	
<b>Summary:</b>			
<b>Description:</b>			