

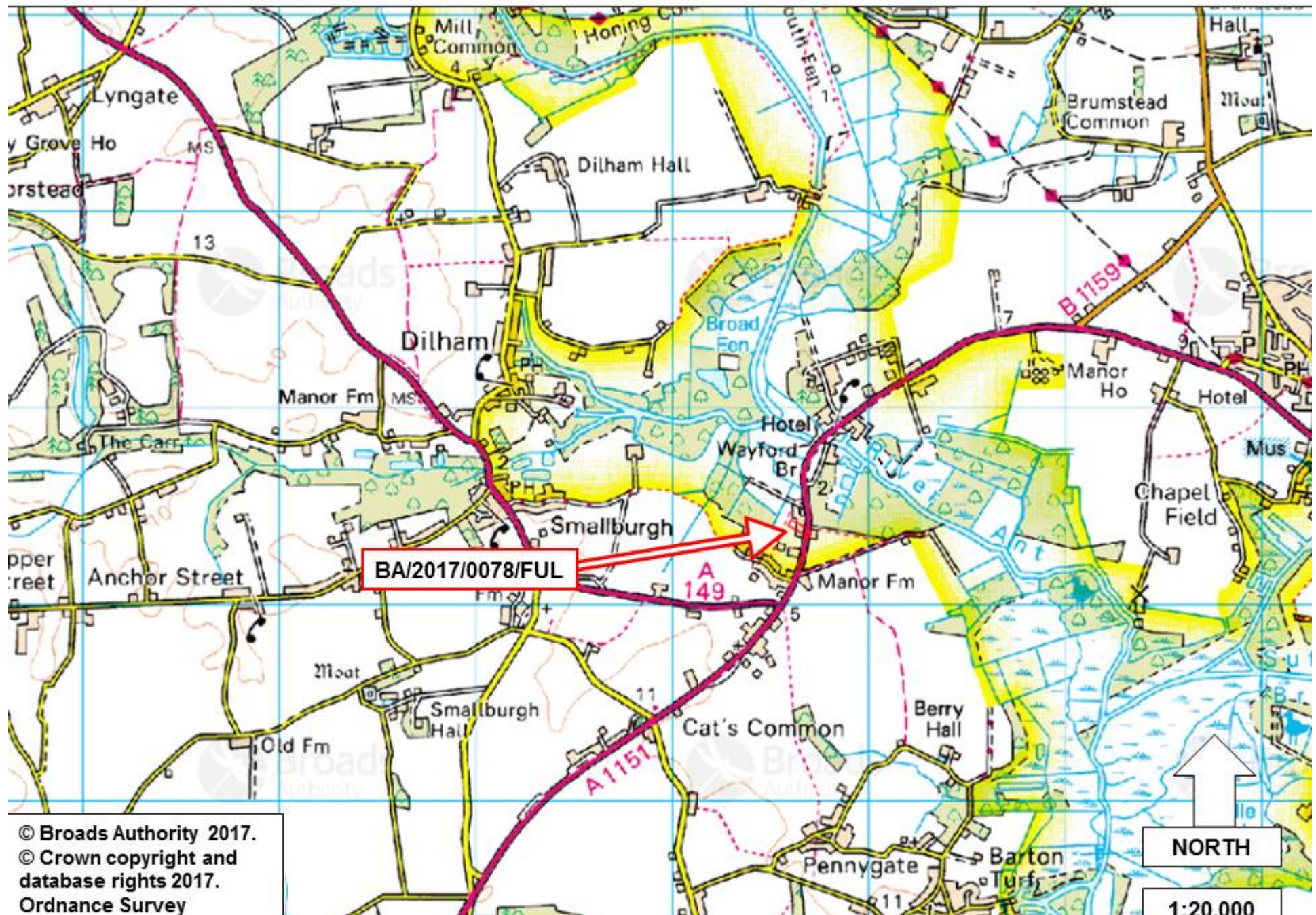
**Reference:**

BA/2017/0078/FUL

**Location**

Tipperary Cottage, Thimble Hill, Wayford Road,  
Smallburgh

BA/2017/0078/FUL - Tipperary Cottage, Thimble Hill, Wayford Road, Smallburgh



## **Application for Determination**

<b>Parish</b>	Smallburgh
<b>Reference</b>	BA/2017/0078/FUL <b>Target date</b> 02 May 2017
<b>Location</b>	Tipperary Cottage, Thimble Hill, Wayford Road, Smallburgh
<b>Proposal</b>	Single storey dwellinghouse to be used as an annexe to the existing dwellinghouse on the site.
<b>Applicant</b>	Mr Neil Cousins
<b>Recommendation</b>	Site Visit
<b>Reason for referral to Committee</b>	Director's discretion

### **1    Background**

- 1.1 The application site is on the western side of the A1151 on Thimble Hill, approximately 500m south of Wayford Bridge. The site is rectangular measuring 34m wide by 114m long. The original dwelling is positioned close to the road frontage and equidistant from the side boundaries, the dwelling has been extended to both sides and to the rear. The remainder of the site is garden. The southern boundary of the site is created by a screen of evergreen trees. A 2m high close boarded fence with trellising above defines the eastern end of the northern boundary of the site with the remainder of this boundary comprising a high evergreen hedge. A single residential property and Fairview Park static caravan park adjoin the site to the north. The boundary to the east fronts the public highway and is well screened aside from the vehicle access opening. The boundary to the west is adjacent to a public right of way and is well screened along its entire width. The site slopes downhill from east to west.
- 1.2 The dwelling is set back from the highway by a small soft landscaped area and an area of hardstanding which allows for vehicle parking. The hardstanding continues down the site parallel to the southern boundary allowing access to three quite different outbuildings all of which are sited adjacent to the southern boundary, and access to the septic tank which is sited beneath the rear amenity space. The outbuildings comprise a modestly sized building of brick construction with tiled roof sited alongside the dwellinghouse which appears older than the dwellinghouse itself, this structure features an adjoining squat outhouse which appears to have been added at a later date. A short distance to the rear of the brick outbuilding is a pent style corrugated tin shed of modest size. Further down the site is a dry boatshed of timber construction with a corrugated roof, to the rear of which is an open-fronted timber lean-to, this

outbuilding is by far the largest of the three in terms of footprint. The rear amenity space is effectively split into sections, to the immediate rear of the dwelling is a formalised lawn area which has been levelled, to the rear of this is an area of a more scrubby appearance beneath which is the septic tank, this area includes a number of small trees. Further down the site, roughly where the land levels out somewhat is an area utilised as an 'allotment', with a further scrubby area at the very rear of the site.

- 1.3 The surrounding sites comprise a property known as White Chimneys and the Fairview Caravan Park to the north, a meadow to the west, and a wooded area to the south. The curtilage of White Chimneys lies alongside the dwelling and formal lawn area of the subject site. The remainder of the northern boundary is alongside the caravan park which comprises a mix of residential and holiday uses and features approximately 24 units. The caravan park site extends further westwards than the subject site.
- 1.4 The existing dwellinghouse has been extended extensively at ground floor but at first floor retains the original level of accommodation and as such is still a dwelling with three modestly sized bedrooms.

## **2 Proposals**

- 2.1 The application proposes a residential 'annexe' to be sited in the rear garden. The 'annexe' would be utilised by a family member who can be described for the purposes of this application as a dependent.
- 2.2 The proposed accommodation is in the form of a bungalow with a width of 8.3m, a depth of 14.2m, and a maximum height of 4.85m, falling to 2.6m at eaves. The plans show it internally to provide an open plan lounge and kitchen, two bedrooms, two smaller rooms marked on the plans as 'utility' and 'hobby room', a bathroom and separate WC. The siting of the building is towards the rear of the site in the area described above as an 'allotment'.

## **3 Consultation**

- 3.1 Parish Council - Smallburgh Parish Council does not wish to make a recommendation as to refusal or approval.  
It does wish to comment - that if permission is granted it suggests that the condition that the building should remain ancillary to the main house.  
It also wishes to make the comment: The proposed "annexe" appears to be a significant distance from the existing building to be classed as an annexe.

## **3.2 Representations**

None received.

## **4 Policies**

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and



can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Core Strategy (adopted 2007) [Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

CS5 - Historic and Cultural Environments

Development Management Policies DPD (adopted 2011)

DP4 - Design

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Policies DPD (adopted 2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP28 - Amenity

#### 4.3 **Neighbourhood plans**

There is no neighbourhood plan in force in this area.

### **5 Conclusion and Recommendation**

- 5.1 The application proposes a new form of residential accommodation in the form of a detached 'annexe' where the two built forms will share access and amenity space. The definition of an annexe in planning terms is not precise and can in some cases result in a level of ambiguity as to where a proposal ceases to be for an 'annexe' and is in fact for an independent form of residential accommodation.
- 5.2 Given the separation between the existing residential accommodation and the proposed residential accommodation it is recommended that members undertake a site visit in order to fully appreciate the relationship between existing and proposed in the specific local context prior to determining the application.

List of Appendices: Location Plan

Background papers: Application File BA/2017/0078/FUL

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Date of Report: 07 June 2017

