

Supporting Planning Statement

2A Coombelands, Royston SG8 7DW

10/09/24

1. Introduction:

Resi and Design Squared Ltd have prepared this planning statement on behalf of the applicant, for the proposed outbuilding to their rear garden, porch infill extension and all associated works at 2A, Coombelands, Royston SG8 7DW.

This application follows a refused planning application at the site and seeks to address the reasons that this was not granted permission.

2. Planning History:

Below is a summary of the recent planning history in relation to the site.

- **Erection of detached workshop (as a variation of planning permission 19/02152/FPH granted on 24.10.2019) – 21/01176/FPH – Refused.**

Reason for refusal:

1. The proposed development, involving a timber shed construction, together with the extent of the proposed workshop uses represent an industrial / factory use in this rear garden domestic setting. This is not an ancillary domestic use, and the use of machines is likely to give rise to nuisance due to noise to nearby residents. The application is therefore considered to fail to comply with the provisions of emerging Policy D3 of the Submission Plan 2011 - 2031 and in accordance with paragraph 130 of the NPPF permission is being refused for a development of poor design that fails to take the opportunity available for improving the character and quality of an area and the way it functions.

- **Erection of outbuilding to rear of garden – 19/02152/FPH – Granted.**
- **Works to existing garage to facilitate conversion into habitable space, installation of a dormer window to side and rear elevations and single storey front porch canopy extension – 18/01203/FPH – Granted.**

3. Current Proposal:

The current proposal has been carefully designed to overcome the reasons for refusal outlined in the delegated report appended to the decision under application referenced 21/01176/FPH. In addition to the outbuilding, a front porch extension, complete with a side facing window at ground floor level has been introduced. It is considered that the proposed porch is proportionate to the size of the house, and enhances the character of the host dwelling, along with the broader area. The proposed porch will infill the area covered by an existing canopy, creating an enhanced entrance from a design and security perspective to the applicant's home.

With regards to the outbuilding, to simplify the assessment, we have extracted elements of the delegated report in relation to the refusal received, complete with providing an explanation on how the proposal addresses these.

4.3.2 I note the planning history that approved the half sunken shipping container outbuilding. However, at that time very minimal information was provided regarding the use of the building and any noise generated inside the building would have been insulated by the shipping containers themselves and contained within the sunken ground area. Due to the changes between that approved scheme and this proposal I do not consider this gives material weight to the consideration of this application.

The current proposal reintroduces the sunken element, which was previously approved under application referenced 19/02152/FPH. This design detail/element contributes to alleviate the noise generated via controlling sound transmission, which is evident in the Noise Impact Assessment (NIA) that has been prepared to support the application. This document provides evidence that there will not be any unacceptable noise levels perceived outside of the outbuilding. You will also note that the report is based on worst case scenario. See snippet below and conclusion to support the development from a noise perspective. The results (-7db) is substantially below the representative noise level (LA90).

The calculations have been carried out as a **worst** case scenario. Calculations have assumed all the equipment operating at the same time with windows open. In reality, the noise levels would be lower.

It has been concluded that noise emissions from the proposed plant would not have an adverse impact on the nearest residential receivers.

Given the above, the proposed development will not result in noise nuisance to nearby residents, which was previously a concern.

4.3.3 This building cannot be built as permitted development due to its size and planning permission is required. Due to its size, I am concerned that this is a workshop for the applicant's business and actually cannot be regarded as an ancillary use to the that of the domestic dwelling house. Whilst I note that the applicant states that it is only for use by himself and his wife, four workshops and an office given the space and scope for the business to grow, which would be difficult to regularise or control once the building is existing. I therefore do not consider this backland garden location to be suitable for an industrial processing / factory type use, either for use by the immediate applicants or for any staff that may be required over time.

It is noted that the route to secure permission for the outbuilding would involve a full planning application. Due to its size and the excavation works involved, permitted development does not appear to be a suitable option, however, the use of the outbuilding is going to be ancillary to the main house. The proposal will contain rooms for glassworks, a photography studio, along with all the machinery required, as referenced within the NIA report. There will also be a gym, sauna and bathroom that the applicant and his family will use. It is considered that this is compatible with the residential nature of the property, and it does not constitute a commercial space.

4.3.4 The use has the potential to generate noise and disturbance in the locality from the use of machinery. I do not consider this to be acceptable or appropriate in this rear garden / domestic setting. Furthermore, it can be anticipated that the applicant will wish to use this building in the evenings and at weekends when he is at home and the timings of this use could exacerbate annoying and anti-social disturbance in the locality. Due to the location of the building in the rear garden I do not consider that the use could be appropriately controlled by conditions, as these would be unenforceable.

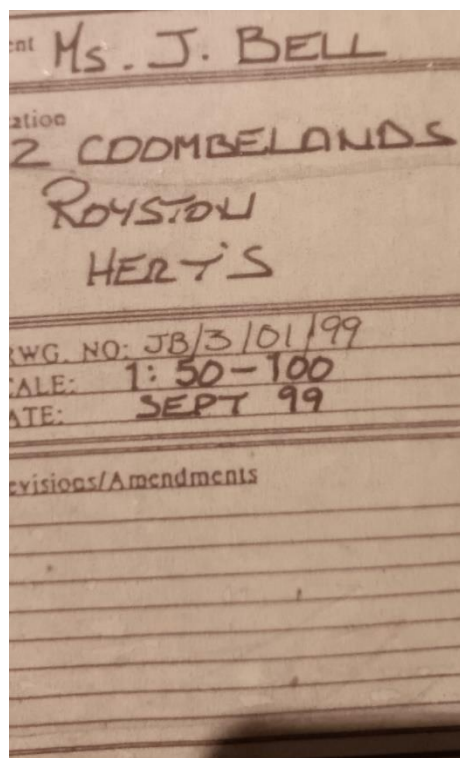
As outlined above, a NIA has been prepared to demonstrate the compatibility and the functionality of the outbuilding. Given the noise levels of the equipment, there will not be any unacceptable noise transmission, to exacerbate annoying and anti-social disturbance in the locality, which was a previous concern.

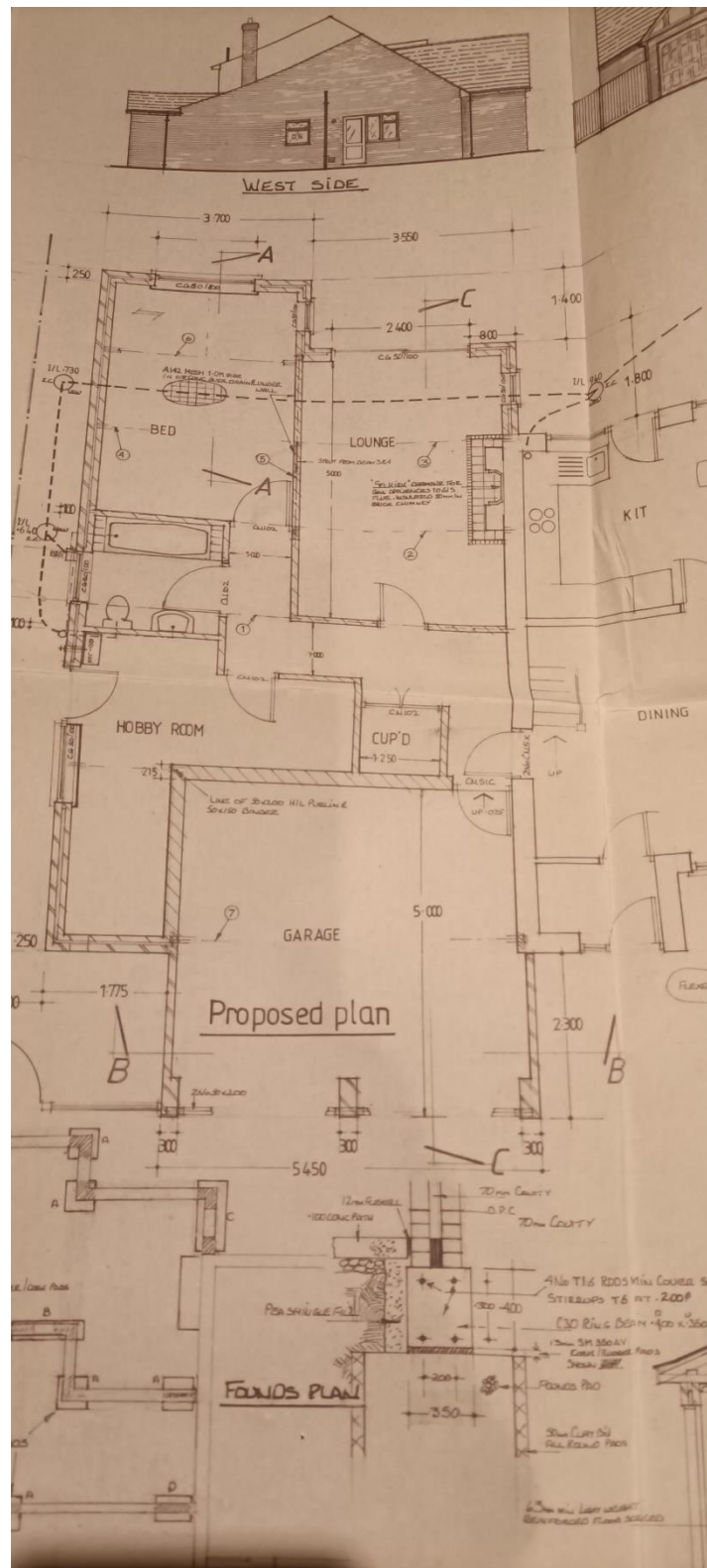
4.3.5 I note the applicant states that he used to use is garage for business storage but the he converted this into habitable accommodation due to needing extra space. This building is significantly larger than single garage size and a shed type building could be built under permitted development rights for window storage. I do not consider that this gives any weight in the consideration of this application.

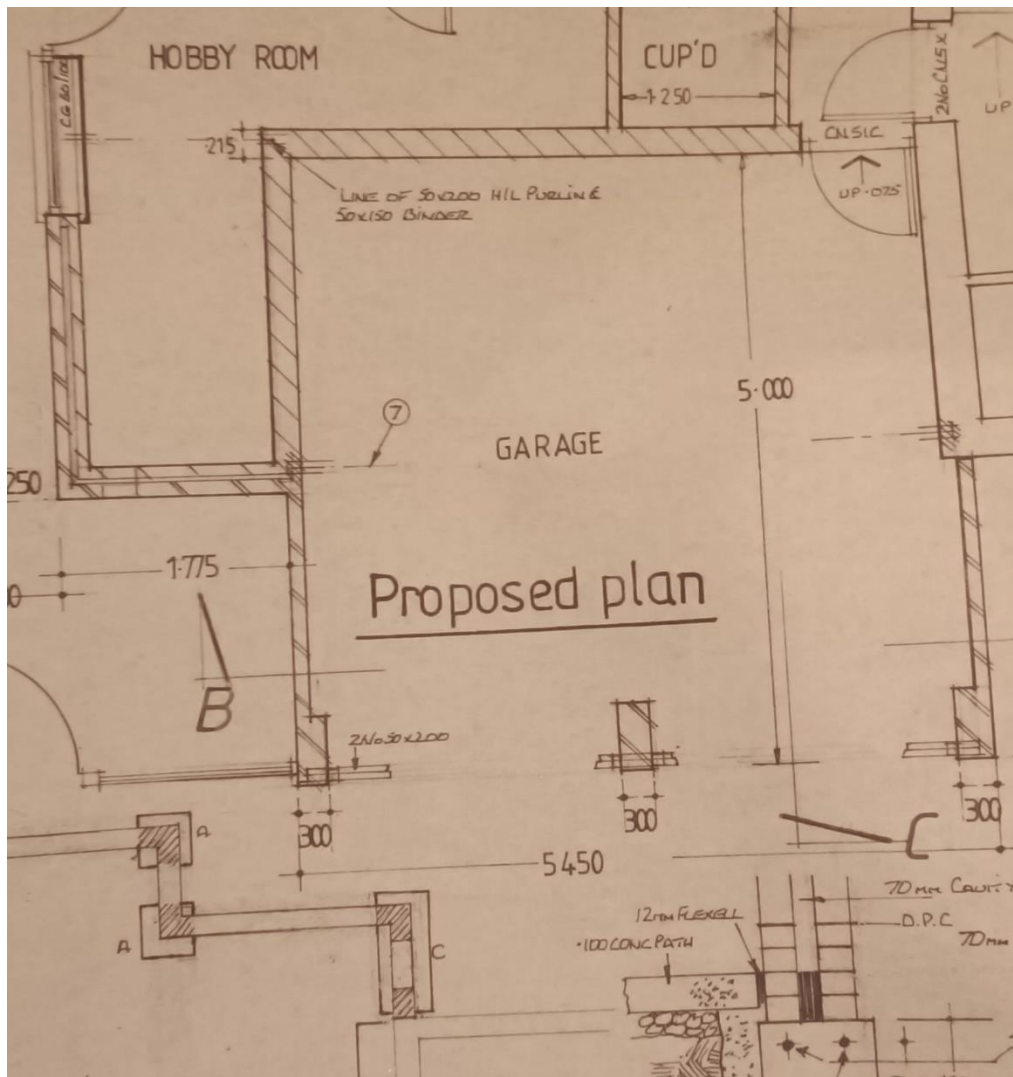
Below are a series of historic plans and photographs which identify how the existing garage functioned for the applicant. You will note that the space was utilised to match the proposed use of the new outbuilding. Also, to note that the overview referenced within 4.3.5 relates to a single garage, which is incorrect. This structure relates to a double garage which is naturally

larger in scale. This information has been included as we would like to draw your attention to how the applicant utilised their existing garage, without causing nuisance due to noise locally, which is consistent with the proposal.

Existing Elevation and Floor Plans:







Existing Photographs of Use:











4.3.6 In terms of the size of the structure, it would be very visually apparent to the neighbour no.4 and would have the external appearance, shape and scale of a new dwelling in the rear garden. Due to the length of the rear garden, I do not consider this physical building would have harm on the amenity of the rear of no.4 from the actual building, but as stated above, I consider the proposed use has the potential to give rise to harm in the locality from noise and disturbance.

To mitigate this point and to reduce the visual bulk of the proposed outbuilding, the sunken design approach has been reintroduced, as referenced earlier within this statement. The outbuilding will not project above the fence level, which demonstrates that the mass will be almost, if not, invisible from the neighbouring property. The use has been clarified and noise concerns have been addressed, along with the summary provided within the NIA prepared to support the application.

4.3.7 I consider there would be less immediate impact on the new houses in Browning Close due to the layout of that estate with the parking area immediately rear of the application property.

The outbuilding will be for the personal use of the applicant and his family and as such, it will not lead to any parking pressure increase in the area.

4.3.8 The proposal is considered to be unacceptable as it represents adverse impact on neighbouring residential amenity, contrary to emerging Policy D3 of the Submission Plan 2011 – 2031.

As it has been, there will be no visual impact on the neighbours due the sunken aspect and the outbuilding roof level being set well below the fence. Other concerns have been overcome in relation to noise. Given the two points above have been addressed, the proposal is no longer contrary to emerging policy D3 of the submission Plan 2011 – 2031.

4. Conclusion:

The current proposal has been prepared in response to the previously refused application with reference 21/01176/FPH. The design has been carefully considered and amended to create a design that successfully mitigates the reasons for the previous refusal. It has been referenced that the outbuilding will not host any industrial use, and it will be for the enjoyment of the applicant and his family (ancillary).

The current design takes on board the feedback received during the previous application to propose an outbuilding that contributes to enhance the character of the area, whilst being proportionate to the residential use without any detrimental visual impact.

Finally, the equipment that will be used within the outbuilding will not generate noise levels above the maximum admissible. The evidence for this can be found in the aforementioned NIA prepared by DAA Group.

The current proposal, therefore, overcomes the three concerns that were referenced as the reasons for refusal. It is considered that the proposal is acceptable in its current form however, we would like to be proactive and work together with the case officer to ensure the application results in a positive outcome for our client. We are happy to provide any further information or amendments to the proposal, if they are considered necessary to secure planning permission.