

EASTERN PLANNING COMMITTEE – 14 April 2021
UPDATE SHEET

Item A.2
WA/2021/0184
Upper Ifold House

Additional representations received

An additional comment has been received from Dunsfold Parish Council which states –

- There are discrepancies between the boundary as shown on the proposed parking and bin layout and the amended site plan.
- Insufficient curtilage would be provided to serve The Cottage.
- There would be a heritage impact as a result of the separation of the curtilages.
- There would be an adverse heritage impact as there would be no joint control of the whole building.
- Comments relating to the applicant's comments in support regarding ownership and services.

An additional neighbour representation has been received. This states that –

- There are inconsistencies on the plans, specifically between the whole building and detailed existing layouts (07 and 01) and proposed layouts (02 and 08).
- All of the accounts aside from the applicants state that historically the northern part of the building has been used for staff and family.
- The Cottage and the main house have shared roofspace, heating, grounds, electricity and sewerage.

Officers have the following comments to make on these representations –

- There are small discrepancies between the detailed and large scale plans for the existing layout (07 and 01). These relate to the labelling of rooms and minor non material matters shown on the plans, including a dwarf wall. This discrepancy is not significant to the determination of the application, whether the room in question is used as a garden room or bedroom.
- There are small differences in the detailed and large scale layout for the proposed independent dwelling. These largely relate to the greater detail shown on the detailed plan in relation to how they show walls/room divides. The large scale plan, 02B, and the detailed plan, 08B, vary in how they label

one room on the ground floor and whether this is described as a study or bedroom. This is not of concern given that the room may be used for these purposes interchangeable depending on household needs. The application has been considered with regards to floor space standards as a three bedroom dwelling.

- Multiple and conflictory representations have been received from all parties in relation to the lawful use of the 'The Cottage' and whether it has been used for ancillary purposes or as an independent dwelling historically. This is not a matter for consideration in this application. A formal decision as to whether it has previously been used as an Independent dwelling could only be assessed and determined through the submission of a s.191 certificate of lawful development process. The current application is for use as an independent dwelling with a first floor (created within the roofspace and taking a small area from the main dwelling). The current application would regularise the situation.
- With regards to the curtilage provided to the new dwelling, it is considered that this is sufficient to allow a suitable level of amenity for future occupiers.
- With regards to the heritage impacts of the creation of separate curtilages and subdivision of control of the building, it is noted that the Conservation Officer has considered these matters and found that they would not lead to any harm to the significance of the building.

Alteration to condition 1 (plan numbers)

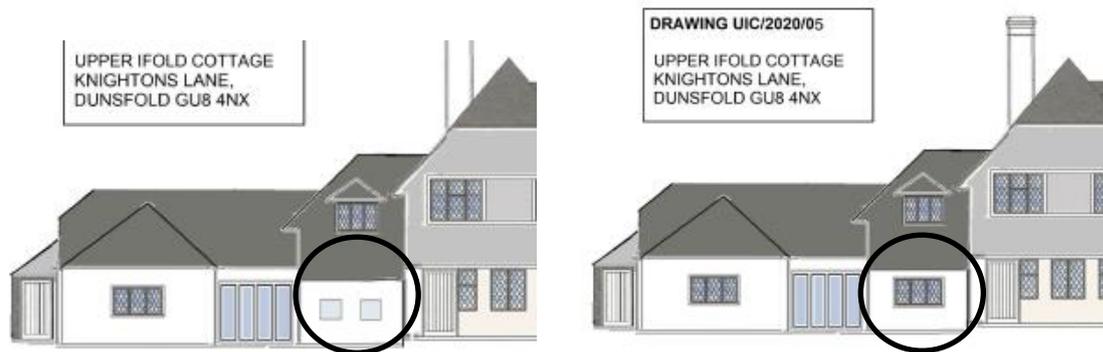
Plan 05 UIC-2020-05 should also be listed.

Proposed changes to elevations

Minor alterations are proposed within the elevations. These are the insertion of a door in place of a window to the front (eastern) elevation, and a larger window in the place of two smaller windows in the rear (western) elevation. These changes are minor and do not have a significant impact on the overall appearance of the Listed Building or its significance.



Front (eastern) elevations as existing (left) and proposed (right)



Rear (western) elevations as existing (left) and proposed (right)

Recommendation

The recommendation remains as set out on page 59 of the Agenda report.

Items A.3

WA/2021/0185 - Upper Ifold House

Additional representations received

A cache of information has been submitted by the applicant to demonstrate that the property has been in independent use historically, including correspondence with the Council, information regarding landlords insurance, rental property details and inventory reports.

Officers have the following comments on this representation –

The current application is for planning permission for independent use. If formal confirmation that the northern part of the building has lawful established independent use is sought, the s.191 Certificate of Lawful Development process would be appropriate.

Recommendation

The recommendation remains as set out on page 73 of the Agenda report.

