

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

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Rob Pearce Architects
The Studio
The Street
Earl Soham
IP137RT

Please ask for: Averil Goudy
Your reference: Monks Cottage Minor Amendment
Our reference: DC/22/00278
E-mail: planningyellow@babberghmidsuffolk.gov.uk
Date: 8th February 2022

Dear Mr Robert Pearce

NON MATERIAL AMENDMENT
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Non-Material Amendment sought following Planning Permission - DC/21/04842 dated: 06/10/2021 - Increase in size of the Boot Room and Utility Room single storey extension.

Location: Monks Cottage, Kenton Road, Monk Soham, Woodbridge Suffolk IP13 7HA

I write to confirm that the following amendments to the above proposal have been determined to be approved as listed below.

Amendment Details Approved:

The application proposes amendments to the approved single storey side extension (boot room/utility room) as shown on revised plans 2021-004A and 2021-005B received on 18th January 2022.

The approved extension measured 2.7m x 5.5m and had a pitched roof with ridge height of 3.1m and an eaves height of 2m. The amendment sought would increase floor area to approx. 3.3m x 6m and increase the ridge height to 3.5m and the eaves height to 2.4m. The design and materials of the extension are to remain the same. No other amendments are sought.

The proposed amendments are considered acceptable for the following reasons;

Whilst Officers do not typically consider an increase in floor area and height as non-material, in this instance the amendment does not significant change the original permission and there are no neighbouring properties that would be affected. The amendments to the single storey side extension are considered an appropriate change, in accordance with the setting and context of the approved extensions and host dwelling. The amended design is not considered to result in any demonstrable harm to the locality or neighbouring amenity, nor will it materially diminish the quality of the originally approved scheme, in accordance with paragraph 135 of the NPPF (2021).

If you consider that a particular amendment you have sought is not covered by the description of the amendment(s) above, you should not assume that it has been agreed. Written confirmation of approval of all amendments must be obtained before any such works take place on site.

This decision only relates to the non material amendment(s) listed above. It is not a reissue of the original decision which still stands. This document should therefore be read in conjunction with the original applications decision notice referenced above.

It is emphasised that this decision is in relation to Planning Legislation only and that separate written approval of any approved amendments must be obtained under the Building Regulations Legislation or any other relevant Legislation.

Yours sincerely

Philip Isbell

Chief Planning Officer - Sustainable Communities