

Philip Isbell - Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mrs Barbara Ann Spencer
10A Quay Street
Woodbridge
Suffolk IP21 1BX

Please ask for: Sarah Scott
Your reference:
Our reference: DC/20/00101
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 4th March 2020

Dear Mrs Spencer

Proposal: Written Response. Planning permission including change of use to convert existing barns into a new detached dwelling, including a single storey linking extension.

Location: Wood Farm, Tannington Road, Worlingworth, Woodbridge Suffolk IP13 7LR

Thank you for your request for pre-application advice. I have reviewed the information provided and provide the following information and advice:

Site Constraints:

The proposal site lies adjacent to an existing dwelling known as Wood Farm, approximately 1.3 km to the south-east of the Village of Worlingworth, 1.6 km to the north-east of the Village of Bedfield, and 6.3 km to the north-west of Framlingham.

The site comprises redundant single-storey former agricultural buildings surrounded by farmland to the north, south and east, and with the aforementioned dwelling at Wood Farm (presumably the former host Farmhouse) located approximately 45 metres to the east.

The principal highway, Tannington Road (a narrow country lane, yet still with a national speed limit) fronts the proposal site to the north.

The existing buildings are single-storey with a mixture of brickwork and timber frame.

Description of Proposal:

Written Response. Planning permission including change of use to convert existing barns into a new detached dwelling, including a single storey linking extension.

Plans & Documents Considered:

The plans and documents recorded below are those which have been considered:

Application Form - Received 10/01/2020

Proposed Plans and Elevations SK03A - Received 10/01/2020

Defined Red Line Plan Drg No: 6190-01 at 1:1250 - Received 10/01/2020
Planning Statement - Received 10/01/2020

Relevant Planning History:

2786/08 Proposed single-storey rear extension.

Relevant Planning Policies:

GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H09 - Conversion of rural buildings to dwellings
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
NPPF - National Planning Policy Framework

Officer Assessment:

The enquiry seeks informal planning advice with regards the principle of converting one of the buildings (indicated on the red line plan received with the enquiry) to a dwelling, with an extension to link the main barn to a smaller barn to the south which is considered acceptable in principle under the provisions of saved policy H9 of the current development plan.

The proposed means of access would be via the existing site access onto Tannington Road. The applicant has indicated that a structural survey has been carried out which confirms the suitability of the existing structure of barn 1 and barn 2 for conversion to a dwelling.

To accord with the provisions of policy H9, such a proposal would be expected to respect the structure, form and character of the original building and to retain any important architectural features.

The proposal has been assessed having regards to saved policies GP1, H7, H9, H16, H17, CL8, T9 and T10 of the Mid Suffolk Local Plan adopted 1998 and policies CS1, CS2 & CS5 of the Core Strategy and the NPPF.

Previous advice has been given which states that conversion and extension of redundant agricultural buildings can be achieved under policy H9 and also mentioned that existing openings should be utilised wherever practicable and new openings should be minimised.

A large number of additional window apertures and rooflights would not, therefore, likely be supported in this regard. Any extensions necessary should not dominate the original building or detract from the building's original character. Domestic features such as porches and chimney stacks should be

avoided. The proposed garden curtilage should also not be excessive and imposing on the existing countryside character.

The submitted plans show a chimney, porch and ridge windows which look overly-domesticated and are not considered acceptable in this regard. Also, the link extension is dominant in this position and detracts from the building's original character.

Other matters

In addition, the local planning authority would need to be satisfied that such a proposal would not put future occupants at risk from sources of land contamination; would be acceptable in terms of highway safety; would not result in significant impacts on protected and priority species; proposes appropriate landscape planting; and would not significantly impact the amenities currently enjoyed by neighbouring occupants.

Conclusion:

On the basis of the information currently received, it is considered that the proposed fenestration and link extension are out of character with the existing barns. However, a revised design to the link could be considered formally following the submission of a planning application.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee.

All applications will be subject to consultation and publicity and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

Application Submission:

Although my advice is that the proposal is unlikely to be acceptable I have included details below for application submissions should you decide to submit an application.

I hope that this provides useful information with regards to your enquiry. If you have any queries in respect of this letter, or require clarification of issues please do not hesitate to contact me. If you would like further discussion with regards to the detail of the proposal this would be subject to a charge for further advice, see www.midsuffolk.gov.uk for further details.

Yours sincerely

Sarah Scott - Senior Planning Officer
on behalf of Philip Isbell – Chief Planning Officer – Sustainable Communities

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be give about the decision.

Please also note, responses to pre-application enquiries are only valid for six months from the date of receipt. You should seek confirmation that circumstances have not changed if you are submitting an application outside of this period.