



SUPPORTING STATEMENT

Erection of detached cartlodge at;

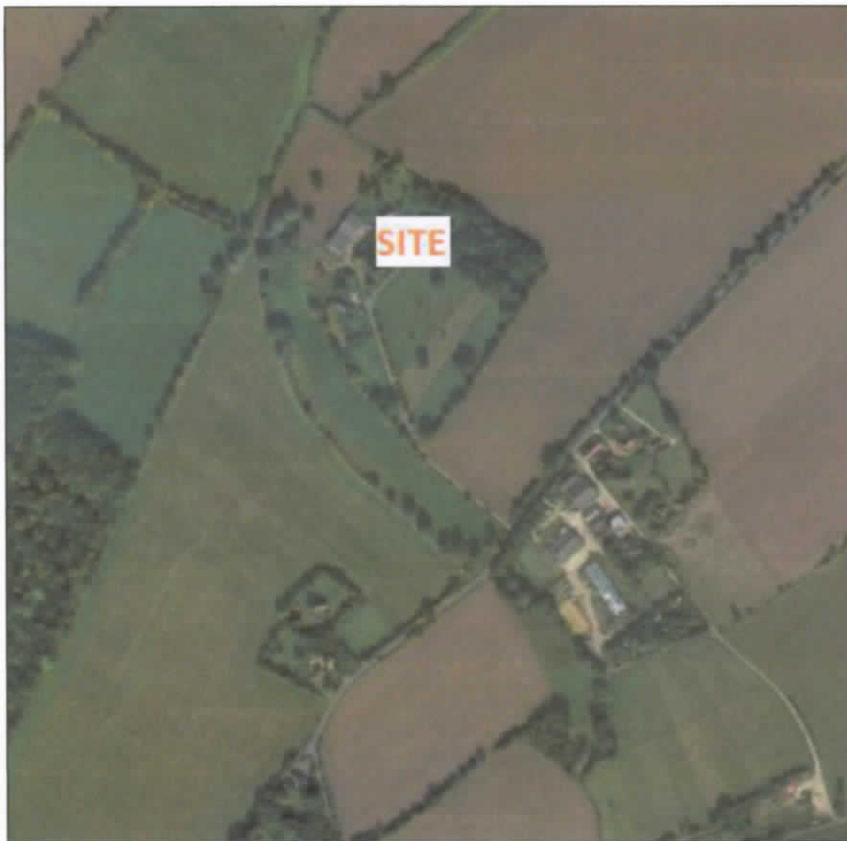
Church Farm House, Gosbeck,
Ipswich, IP6 9SL

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1. Introduction

- 1.1 This statement is prepared on behalf of Mr and Mrs S Cole and is submitted in support of a planning application for the erection of a detached cartlodge at Church Farm House, Gosbeck, IP6 9SL.
- 1.2 This statement incorporates both a Planning Statement and Heritage Statement.
- 1.3 The extract below shows the location of the site relative to nearby development;



2. Site and Surroundings

- 2.1 The site is identified in red on the Site Location Plan (reference SC/DC/001) submitted with the planning application.
- 2.2 Church Farm House is a Grade II listed building located in a countryside position. The listing description identifies this building as;

Farmhouse. Late C17 with alterations of c.1840. Originally of 3-cell lobby- entrance form; a further bay was added to left and a bakehouse/dairy wing to rear in early C19. 2 storeys and attics. Timber-framed and roughcast. Plaintiled roof with axial chimney of red brick. Early C19 casements with large panes; two splayed bays have plaintiled hipped roofs and large-paned sashes. A C19 (or possibly earlier) 2-storey gabled entrance porch with spike gable finial and scrolled brackets; an early C19 pediment above a mid C20 panelled door. Typical unmoulded sawn framing members of late C17 structure exposed internally."

- 2.3 The property occupies a countryside location and is accessed off a public footpath that approaches the site from the south. To the west of the house is a complex of farm buildings, with stables sited to the east adjacent the existing access track.

3. The Proposal

- 3.1 The proposal is erect a new detached cartlodge building with first floor studio/storage space. The studio/storage space is to be used in connection with the residential use of Church Farm House.
- 3.2 The building would have a pitched roof and would be constructed of oak frame, softwood weatherboard elevations sitting over a red brick base wall and under a clay tile roof. The lean-to elements to the rear and side of the building would be finished with slate to the roof.
- 3.3 The building would be sited to the north-east of the dwelling and would face south so as to enable access to the existing parking area that lies adjacent to the house.
- 3.4 Three bays are proposed, one of which would be provided with a pair of traditional doors to provide a secure enclosure. The remaining two bays would remain open and access to the first-floor would be served by an external staircase to the south-eastern end of the building.

- 3.5 It should be noted that a cartlodge of similar proportions was permitted on the site in 1998 in a position very close to this proposal.

4. Planning Policy Context

- 4.1 The National Planning Policy Framework was revised in July 2018. It sets out the Government's planning policy and is a material consideration when determining planning applications.

- 4.2 The NPPF places a strong emphasis on good design, and also identifies a presumption in favour of sustainable development. For decision-taking this means: approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.

- 4.3 Of particular importance in the consideration of this application, the NPPF sets out considerations with regards to conserving and enhancing the historic environment. Paragraph 189 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting in a manner which is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.4 At paragraph 190, it identifies that *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"*.

- 4.5 It goes onto require (at para.192) that; *"In determining planning applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

4.6 At paragraph 193, it sets out that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”*.

4.7 In terms of Local Policy, the following policies are considered to be relevant to this proposal.

Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- FC1 - Presumption in Favour of Sustainable Development
- FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development
- CS5- Mid Suffolk’s Environment

Mid Suffolk Local Plan 1998

- GP1 - Design and Layout of Development
- H15 - Development to Reflect Local Characteristics
- H16 - Protecting Existing Residential Amenity
- HB1 - Protection of Listed Buildings
- SB2 - Development Appropriate to its Setting
- T10 - Highway Considerations in Development

5. Consideration Against Policy

5.1 In the consideration of this proposal, it is considered that the main issues are the impact of the proposed building on the Grade II listed Church Farm House, the impact on the surrounding landscape, residential amenity and ecology. These will be considered in turn.

Impacts on Heritage (Heritage Statement)

- 5.2 Church Farm House is a significant two-storey dwelling that sits in an isolated position away from the main part of Gosbeck village. It is sited a short distance to the north of the village church, and is set within clearly defined grounds
- 5.3 The property benefits from an uninterrupted southern aspect that offers views of the frontage of the property from wider views in the landscape. This aspect of the property is particularly important in terms of the building's setting, demonstrating the historic farmhouse's clear residential setting separate from the working farmyard which lies to the west. The image below demonstrates the southern elevation and how the property is appreciated on its approach from the primary access.



- 5.4 Therefore, in respect of paragraph 189 of the NPPF, the setting of the heritage asset has been assessed and it is recognised that the importance of the setting is the delineation of the

residential curtilage from the working farmyard and its associated buildings, and the uninterrupted views that the property benefits from in terms of its southern façade.

- 5.5 In considering the scale and siting of the proposed cartlodge, the applicant has, therefore, taken account of the need to respect the historic pattern of development on the site and ensure that the important aspects of this building's setting are not compromised.
- 5.6 The new cartlodge building has been designed to be of a traditional form and constructed of a palette of materials that would complement those used in the construction of Church Farm House. The scale and location of the building would ensure that it would not compete with the listed building and would sit comfortably within the setting, and the set back position of the building, behind the prominent dwelling, would ensure it has a subservient relationship with the house that does not interrupt its appreciation.
- 5.7 Paragraph 194 of the NPPF identifies that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*. Saved policy HB1 of the Mid Suffolk Local Plan reflects this position at the local level, identifying that the LPA *"places a high priority on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the setting of listed buildings"*.
- 5.8 It is acknowledged that new development such as that proposed here will have an impact on heritage assets, and it is necessary to consider whether that impact gives rise to harm such that would warrant refusal of the proposal. In this case, the proposal would impact through the provision of a new cartlodge in proximity to the listed building. The cartlodge would not intrude, for reasons already given, into the open frontage of the property and would provide ancillary vehicle parking and storage for the main house, thereby supporting the viability of the residential use of the dwelling.
- 5.9 The development would not give rise to harm to the heritage asset and, therefore, the proposal does not require to be weighed in terms of the benefits of the development against any harm, as no harm has been recognised in this instance.
- 5.10 As such, it can be concluded that the proposal is acceptable in terms of Chapter 16 of the NPPF and in the terms of saved policy HB1.

Impacts on Landscape

- 5.11 The proposed building would only be seen in longer views from the open countryside and in a manner which would be limited in its nature.
- 5.12 It will be seen in the context of the larger and more prominent/dominant Church Farm House and the farm buildings to the west, each of which would draw the eye away from the proposed building due to their scale and more prominent finishes.
- 5.13 As such, it can be concluded that the proposal would not result in any detrimental impacts on the landscape.

Residential Amenity

- 5.14 The development can be accommodated without giving rise to detrimental impacts on the existing dwelling, Church Farm House, or on the nearest neighbour to the south (The Bungalow). It is some distance away from the host dwelling and is of a scale that would not give rise to overshadowing of the dwelling.

Biodiversity

- 5.15 The area of the site proposed for the new cartlodge is an area of maintained lawn which would not be such that would give rise to important habitat.
- 5.16 In the event that the Local Planning Authority are concerned about any loss of habitat, then it will be possible to mitigate this elsewhere on the land through the provision of log piles or similar habitat creation.

Highway Safety/Access

- 5.17 The proposal would not result in any change to the access into the site or to an intensification of the use of that access. Manoeuvring space within the site would also not be affected by the

development and it can be seen, therefore, that the proposal would have no adverse impacts in this regard.

6. Conclusions

- 6.1 The proposal seeks permission for the erection of a new within the setting of this Grade II listed building.
- 6.2 An assessment of the setting of the listed building has identified that the building sits in a separate curtilage to the working farm, and benefits from an uninterrupted aspect to the south. The proposal would not intrude into the setting, and would result in an enhancement to the setting through the use of traditional materials to construct this ancillary building.
- 6.3 The proposal would not give rise to impacts on the landscape, nor would it affect residential amenity or ecology on the site.
- 6.4 In light of this, and taking account of all of the considerations set out above, it is hoped that the Council will support this sustainable development by granting outline planning permission in the terms requested.