



Planning Department  
Mid Suffolk District Council  
Endeavour House  
Russell Rd  
Ipswich  
IP1 2BX

19<sup>th</sup> February 2021

Dear Sirs

**PLANNING APPLICATION FOR THE ERECTION OF A STORAGE BUILDING  
(CARTLODGE) AT LAND AT ONEHOUSE HALL, LOWER ROAD, ONEHOUSE**

This letter is provided in support of a planning application in respect of the erection of a storage building associated with the maintenance of land in and around Onehouse, Suffolk.

Background and Constraints

The site lies to the north of Lower Road and forms a parcel of land to the west of the access leading to Onehouse Hall.

Onehouse Hall is a Grade II listed building with outbuildings which are also listed at Grade II. A copy of the list descriptions for all of these buildings are included with the application submission.

The site falls within a designated Special Landscape Area (though it is to be recognised that this designation now carries limited weight and is not being carried forward in any form in the emerging Local Plan such that it will shortly no longer exist).

Are a number of public footpaths in the vicinity of the site, as demonstrated by the extract from the definitive footpath map shown below.



Footpath 36 lies adjacent to the site on its western side, and is shown on the block plan that accompanies the application.

The area is not designated as a Conservation Area.

The site falls entirely within Flood Zone 1 and is not, therefore, at risk of flooding.

There is significant mature screening to both the southern (roadside) and western boundaries, as can be seen in the aerial image below.



## The Proposal

The application seeks permission for the erection of a modest storage building that will enable the storage of the following implements/machinery associated with the use of the land;

- Gang Mower
- Topper
- Tractor
- Hedge Cutting Equipment
- Small Digger
- Associated Tools and Machinery.

It should be noted that these items are also utilised in maintaining the land at Onehouse Hall, though the application is not made in respect of Onehouse Hall itself.

The building consists of a traditional agricultural building form with accompanying materials that also reflect the local vernacular, comprising natural weatherboard cladding (black painted) to the facades set on a red brick plinth and under of a roof of red clay pantiles. Such a building is, therefore, typical of many such buildings in the Suffolk countryside. Indeed, examples of these materials can be found in the complex of buildings at Onehouse Hall.

The building includes a small WC area to the rear to provide facilities for those working on the land. It measures 7.55 metres to the ridge and 2.75m to the eaves and has a footprint of 7.6m x 11.6m.

It is proposed to be sited to the western side of the site and sat parallel to the road such that the end gable would face onto the roadside boundary.

The existing field access onto Lower Road would remain in place, though the machinery would be retained on the land and thereby only people maintaining the land would be utilising the access, exactly as they do now.

## Planning Considerations

The site lies in a countryside location where there are general policies of constraint in respect of new buildings. Furthermore, saved police CL2 addresses development in Special Landscape Areas and policy CL13 provides criteria against which proposals for agricultural buildings will be assessed.

In this case, the building is required in order to store materials and machinery utilised in the maintenance of the land. There is, therefore, a recognisable need for a building to be sited here. Furthermore, the building has been designed to be the minimum that it needs to be to be able accommodate the machinery and equipment that will be stored here. The design has taken that space and designed a building of attractive character and form that would nestle quietly against the backdrop of trees and hedges that form the wider site boundaries. The use of sympathetic materials will further consolidate the building into its surroundings.

Saved policy GP1 provides generic design criteria seeking to ensure that the quality of design is reflective of local distinctiveness and makes use of appropriate materials and features. The proposal meets with these aspirations, providing a building of agricultural form and finishes which is sited such to minimise its impacts. Even where some limited views of the building may exist from the road and the public footpath, these will be taken in the context of existing vegetation and where the building will appear as a building that one would expect to see in a countryside location. It is neither intrusive nor out of context in this environment. It accords with the provisions of policies GP1 and CL2.

The proposal would cause no concern to highway safety, as there will be no intensification of the use of the site resulting from the building. The building is simply to be utilised for storage associated with the maintenance of the land, which occurs regularly in any event, but where there will no longer be a need to bring the equipment to site and take it away each time.

The location of the building means that it will not raise any concerns as to residential amenity, being sited some distance from any neighbouring properties.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).

Section 16 of the NPPF sets out the Government's position on the conservation and enhancement of the historic environment. Paragraph 189 of the NPPF requires applicants to describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the assets' importance. As set out above, this should be no more than is sufficient to understand the potential of that impact on the significance. Paragraph 190 requires local planning authorities to 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.

Paragraph 192 sets out that in determining planning applications, local planning authorities should take account of:

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

Paragraph 193 of the NPPF apportioning great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF highlights that significance can be harmed or lost through physical change and any harm requires clear and convincing justification.

Paragraphs 195 and 196 address how local planning authorities should deal with situations where the assessment of impacts has identified harm to a heritage asset.

At the local level, saved policy HB01 deals with listed buildings and their settings and provides a number of criteria against which to assess proposals that affect listed buildings.

These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, balance any harm arising against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.

It is clear that this is a sensitive historic environment, with the outbuildings to the hall also listed in their own right. The hall has rural setting that relates to the agricultural land which surrounds it and, which is somewhat unusual in the current climate, is generally unfettered by development on any of its aspects.

Whilst the development of Onehouse village (to the north east) occurred primarily during the 1960s, the agricultural separation between the village and Onehouse Hall remains largely intact.

The siting of a building on land which helps set the complex of buildings will, clearly, have some impact on the setting of Onehouse Hall. However, the scale of the building, its agricultural appearance and form and it's siting to the very bottom corner of the land means that the building will not give rise to harm to the significance of the heritage assets. It is honest in its appearance and, whilst visible on leaving Onehouse Hall by its southerly access, would have little effect on the appreciation of the listed buildings. Indeed, the siting is one of the least intrusive of any location on the land for siting a building.

In this respect, the proposal is not considered to give rise to harm to the heritage assets at Onehouse Hall. In finding no harm to arise, it is not necessary to engage the provisions of paragraph 195 or 196 of the NPPF and compliance with policy HB01 occurs.

In light of all of the above, it is considered that the proposal demonstrates a cohesive approach to sustainability that complies with the NPPF, complies with the development plan and is in line with the way in which the dimensions of sustainable development are applied by Planning Inspectors and Planning Officers alike.

### Submitted Documents

To support this application, the following documents are submitted;

- Site Location Plan
- Elevations and Floor Plan
- Setting Out (Block) Plan
- Copy of Listing Descriptions;
- Flood Map for Planning Extract.

It is hoped that the information provided is sufficient to allow the validation of this application, and I look forward to receiving the Council's decision in due course.

Yours faithfully

Ben Elvin MSc MRTPI

Ben Elvin Planning Consultancy Limited.