

DESIGN AND SUPPORTING STATEMENT

(TO BE READ IN CONJUNCTION WITH DRAWINGS)

PROPOSED REPLACEMENT

OF

MOBILE ACCOMMODATION TO A MODEST TRADITIONAL DWELLING.

Second Meadow Stables

Brent Eleigh Road

Lavenham Suffolk

CO10 9PE

MARCH 2021

1. INTRODUCTION:

1.1. This proposal is an enhancement of the granted permission under DC/18/03450 Planning Application. Change of use of land to commercial livery and erection of buildings and structures. (Retention of)

2. LOCATION

2.1 Second Meadow Stables lies to the south of the village of Lavenham, lying within 800M of the town centre. *(Planning Policy support see 6.9)*

2.2 The site lies to the east of Brent Eleigh Road, which joins the village to the north close to The Common. This road, the A1141, leads to the A1071 close to Hadleigh in the south and continues to the north as far as Cockfield where it adjoins the A134, which leads from Sudbury to Bury St Edmunds.

2.3 The site consists of the land at Second Meadow Stables, which is currently in use as a commercial livery yard and for the stabling and grazing of the tenants own horses. *(Planning Policy support see 6.1.4, 6.1.5, 6.5, 6.8)*

2.4 The boundary to the road consists of a significant and established hedgerow which, due to the land levels which fall away into the site, offering good screening of the buildings from the road. *(Planning Policy support see 6.1.1, 6.1.6, 6.4)*

2.5 To the north of Second Meadow Stables is Lavenham Studios, which includes a number of small business units, and to the South and North are Private Dwellings *(Planning Policy support see 6.6)*.

2.6 A public footpath runs immediately along to the site eastern boundary, heading north towards Lavenham village. The site lies within the Special Landscape area but is some distance from the Conservation Area and is not close to any listed buildings.

3 THE PROPOSAL

3.1 The proposal seeks planning permission for the current Mobile Home to be replaced with modest permanent living accommodation. *(Planning Policy support see 6.1.1-6.1.6, 6.2,6.3,6.6,6.7,6.8)*

3.2 The current Covid19 Pandemic has highlighted the problems associated with partial use, it has made it difficult for owners to visit their horses due to having to self-isolate etc which has put more pressure on using the mobile accommodation because the Livery Owner has had to do more of the animal care. *(Planning Policy support see 6.1.4,6.1.5,6.5,6.8)*

3.3 Moreover, with the livery yard becoming commercial it has become apparent that clients have a higher expectation of services provided. The caring of the paying client's animals has become virtually a 24/7 operation. Having part time use of a mobile home with basic limited facilities has transpired not to be adequate for the Livery Owner who has also seen his number of journeys to and from the livery yard increasing. Therefor it is desired to remedy those issues in order that the welfare of the animals is preserved without the yard's sustainability being compromised. *(Planning Policy support see 6.1.4,6.1.5,6.5,6.6,6.8)*

3.4 Previous applications have been on a larger scale, which resulted in a neighbouring dwelling to complain. This application aims to address the concern over a large scale proposal whilst responding to the need for accommodation in order to allow the owner to run a commercial livery yard efficiently and successfully. We have looked at planning permissions in the locality which have been granted. We propose to erect a modest dwelling, which uses a similar footprint and the same ridge height along with the finishes as the planning permission Babergh Council have granted at "Dandy Cottage" application B/09/01220/FHA/AS. *(Planning Policy support see 6.1.1-6.1.6, 6.2, 6.4, 6.6, 6.8)*

- 3.5 This is a proven design which Babergh Council and neighbouring properties have approved, with the advantage that this design will have even less impact from the road and neighbouring properties on the area than the “Dandy Cottage application” due to being screened by the existing mature hedge. *(Planning Policy support see 6.1.1,6.1.6,6.2,6.3,6.4,6.6)*
- 3.6 You can see on the site map on the plans that the proposed dwelling is of appropriate modest scale for the intended use and will be inconspicuous. It also fits in very nicely with the surrounding area. *(Planning Policy support see 6.1.1)*
- 3.7 The traffic along the road will also be reduced with this development, as the owner would not need to keep coming and going to check on the animals.
- 3.8 No trees and hedgerows would be destroyed. *(Planning Policy support see 6.4 & Lavenham Design Statement)*
- 3.9 The owner has already made considerable improvements to the property. A lot of visitors coming to Lavenham use the footpath on the land, and we feel that the mobile home is not in keeping with The Lavenham Neighbourhood Development Plan whereas the proposed building is. The proposed building will enhance the character of the designated landscape character LV7. *(Planning Policy support see 6.1.1-6.1.6,6.2,6.3,6.6,6.9)*

4 DESIGN

- 4.1 The dwelling takes on the form of a traditional “Suffolk Cartlodge” appearance. The plain tiled roof with its low eaves giving the impression of a single storey farm building, with no evidence of living accommodation from the street scene.
- 4.2 The black weatherboard cladding is a recognised design feature in Suffolk countryside and therefore will blend seamlessly into the landscape, coupled with the hedgerow frontage, the building will be inconspicuous.
- 4.3 We believe the design offers a very traditional look with no impact whatsoever on the neighbouring properties or landscape, in fact to the contrary we believe it will enhance the locality especially when taking into consideration the removal of the Mobile Home.

(All Planning Policies listed in “6 Supporting Planning Policies”, support the proposed design)

5 Supporting Documents

- 5.1 Floor and elevation plan
- 5.2 Flood Plan
- 5.3 Location Map
- 5.4 Site Map

6 SUPPORTING PLANNING POLICIES

Babergh Local Plan Alteration No.2 (2006)

The application is in line with the
RURAL DEVELOPMENT & CORE STRATEGY CS11

In accordance with the policy H1 of the Lavenham Neighbourhood Development Plan.

Criteria for Assessment as required by Policy H1 of the Lavenham Local Plan.

For Core Villages CS11 refers to:

- 6.1.1 The landscape, environmental and heritage characteristics of the village
- 6.1.2 The locational context of the village and the proposed development (particularly the AONBs, conservation areas and heritage assets)
- 6.1.3 Site location and sequential approach to site selection
- 6.1.4 Locally identified need – housing and employment, and specific local needs such as affordable housing.
- 6.1.5 Locally identified community needs
- 6.1.6 Cumulative impact of development in the area in respect of social, physical and environmental impacts

6.2 CN01 Design Standards

6.3 CR04 Special Landscape Area

6.4 CR07 Hedgerows

6.5 RE06 Small and Medium Scale Recreation

6.6 CS01 Applying the presumption in Favour of Sustainable Development in Babergh

6.7 CS15 Implementing Sustainable Development

6.8 CS17 The Rural Economy

6.9 Lavenham Neighbourhood Development Plan

7 Conclusion

Taking account of current local policies, similar approved developments in the immediate area, along with the modest nature of the proposals which have been inspired by already approved developments, we believe that no harm will be done to the immediate and wider locality.

We respectfully ask Babergh Council to address the above problems by approving this proposal for a modest dwelling.