

**DEMOLITION OF SINGLE STOREY GARAGE AND ERECTION OF NEW CART LODGE
FOR MILL FARM
CHURCH LANE, LITTE STONHAM, STOWMARKET,
IP145JL**

DESIGN AND ACCESS STATEMENT

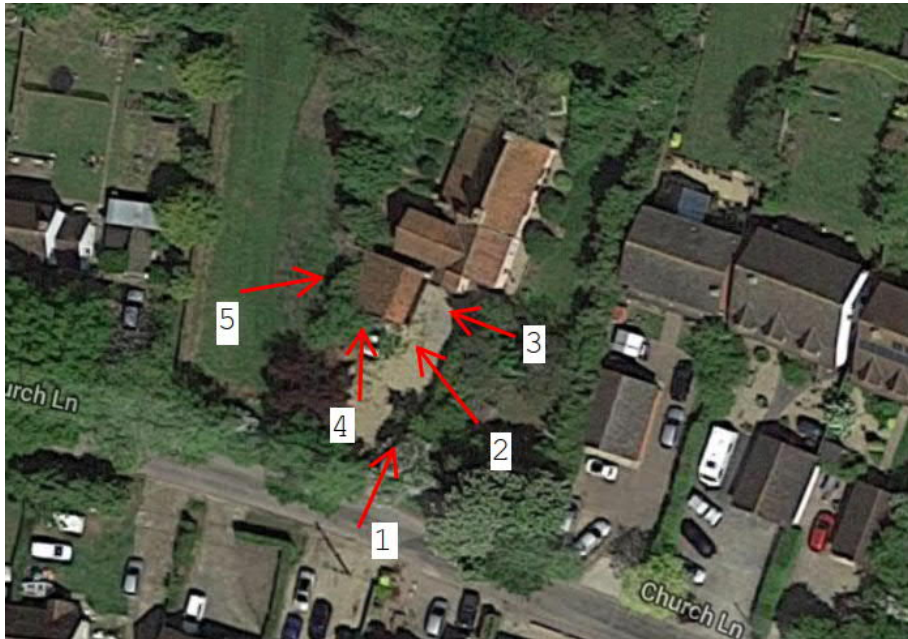
MATT SEALBY

Introduction

1. This Design and Access Statement has been produced in support of a planning application proposing the erection of a new 3 Bay Cart Lodge and the demolition of the existing 2bay garage on land at Mill Farm, Church Lane, Little Stonham, Stowmarket. This Statement has been produced in accordance with criteria set out in the Council's Local Validation Requirements for planning applications.

Physical Context

3. The application site is part of the southern end of the garden of Mill Farm. Mill Farm is a grade II listed building (see Heritage Statement).
4. The application site is located within a village of approximately 20 dwellings. The group contains a wide mix of dwellings in terms of their age, size, architecture and materials. There is no common theme to the character, scale or form of the village.
5. Mill Farm is a 2 story rendered property with a plain tiled roof. It occupies a slightly elevated position but is mostly screened from public view by the trees along its roadside boundary.
6. To the west of the application site is common land and is currently used for the community playground and field. To the east of the application site is the nearest neighbour which is a 2storey brick-built house with tiled roof.
7. The existing garage is made entirely of brick with 3 timber supporting beams for the roof with pantile tiles. We suspect the garage was built in the 1970's. The garage rear wall has recently started to move away from the rest of the building due to the adjacent willow tree to a position where the wall recovery is no longer viable, refer to the structural engineers letter. The roof is suffering from further subsidence due to the wall and water damage is now evident on the side walls and windows.
8. There are no trees in close proximity of any significant size. With the old garage being exceptionally draughty and noisy, there are no signs of any nesting bats or birds. The garage also leaks allowing in rainwater and shifts/flexes in the winds. The only form of lighting inside is fluorescent tubing, and we currently use it as a workshop and for storage.



Key to the following photographs



Photo 1: - View of Mill Farm from Church Lane.



Photo 2: - View looking at the existing garage showing the access to the door is blocked by the porch.



Photo 3: - Direct view on the existing garage.



Photo 4: - Side view of garage showing the willow which has undermined the foundations.



Photo 5: - Rear view of existing garage

Access

9. The proposed site is served by an existing vehicular access direct from the road, refer to photo no 1 above. There are no requirements to alter or amend the existing access.

Layout

10. The layout and positioning of the new 3 bay car lodge is illustrated on the submitted drawings. Taking into consideration the following:

- The need to provide a satisfactory separation distance between the new 3 bay cart lodge and Mill Farm to create a “breathing room between the buildings”. The distance between is approx. 15m to the corner of the Mill Farm.
 - Located to sit behind the adjacent neighbour’s garage structure and retain and enhance the tree/hedge line along road boundary.
 - Eradicate any impact on the visual front view of Mill Farm by removing the separate 2 bay garage.
11. The footprint of the 3 bay cart lodge, non- habitable space of the proposed dwelling is 41m² ground floor. With the deconstruction of the garage, circa 36m², this equates to a net gain of 5m².

Scale & Appearance

12. The proposed 3 bay cart lodge is, as viewed from Mill Farm house, a single story structure with no accommodation.

The existing garages/dwellings in the locality consist of a mix in terms of their age, form, architectural style and materials, there is no common theme that is a predominant characteristic. The proposed cart lodge is a design that reflects a palette of materials taken from the farm located on Clockhouse Lane.

The intention is for a cart lodge that will make a positive contribution to the locality.

12. The cart lodge will be of traditional construction with red brick plinth and featheredge timber walls under a clay pantile roof.

Landscaping

13. The submitted photographs clearly illustrate the existing trees at the site which are to be retained, especially along the road boundary.

PLANNING STATEMENT

Introduction

1. This statement has been produced in support of a planning application proposing the erection of a 3 bay cart lodge and the demolition of the existing garage at Mill Farm, Church lane, Little Stonham.

Planning Policy

2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As amended) requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

3. In this case, the development plan consists of the Mid Suffolk Core Strategy 2008, Mid Suffolk Core Strategy Focused Review 2012 and the 'Saved Policies' of the Mid Suffolk Local Plan 1998.

4. Stonham Parva Parish Council is preparing a Neighborhood Plan. The Neighborhood Plan has not yet been the subject of a local referendum and so the weight that can be attributed to its policies is limited.

5. The emerging draft Joint Babergh & Mid Suffolk Local Plan is also a material consideration. However, this document is at an early stage and therefore it too has limited weight.

6. The National Planning Policy Framework sets out the Government's planning policies for the presumption in favour of sustainable development. It is a material consideration.

Development Plan

Mid Suffolk Local Plan 1998 (MSLP)

7. The MSLP is now more than 20 years old. However, the 'saved' policies of the document will continue to remain as part of the development plan until such time as the Council adopts the new Joint Babergh Mid Suffolk Local Plan.

8. The application site lies within the settlement boundary for Stonham Parva as designated by the Mid Suffolk Local Plan (MSLP). Policy H3 of the MSLP concerns housing in villages and states that development within villages will take the form of infilling within the settlement boundary. Mid Suffolk Core Strategy (2008) and Core Strategy Focused Review (2012).

9. The Council's Core Strategy was published before the previous and current versions of the NPPF. The Core Strategy provides a spatial strategy for development throughout the district. Policy CS1 of the Strategy does not designate Stonham Parva as a settlement. Policy CS1 includes the words "the rest of Mid-Suffolk, including settlements not listed in the above (hierarchy) will be designated as countryside ...". By virtue of this latter requirement Policy CS1 conflicts with paragraphs 77 and 78 of NPPF 2018. Policy CS1 must therefore be considered as being out of date.

10. Policy CS2 deals with development in the countryside. This site is in the countryside because the effect of policy CS1 was to remove the settlement boundary designated by the 1998 Local Plan. Policy CS2 is also out-of-date. This is because NPPF does not exhort a restrictive approach to development outside settlements in the manner set out in policy CS2. Policy CS2 obviates a balancing exercise and precludes otherwise sustainable development by default and thereby defeats the presumption in its favour. Therefore, policy CS2 is also contrary to paragraphs 77 and 78 of NPPF 018 and should be considered as being out of date.¹⁴ The Council's Core Strategy Focused Review (CSFR) was published in 2012 in response to the publication of the first edition of the NPPF. Policy FC1 of the CSFR only repeats what was in paragraph 14 of the NPPF 2012. It is now out-of-date because of the test it employs.

Other Material Considerations

National Planning Policy Framework (NPPF)

11. The NPPF sets out the Government's planning policies and is a material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF describes the objectives of sustainable development as economic, social, and environmental.

12. The development of this site would fulfil each of the three objectives of sustainable development. It would meet the economic role of sustainable development as the impact is a reduced impact on net useable hard standing which adds to the sustainable agenda of reducing development.

13. Policy DRN1 of the SPNP states in part "The Neighbourhood plan area will accommodate development commensurate with Stonham Parva designation as a countryside village in the adopted Core Strategy and emerging designation as a village in the Joint Local Plan. The focus for new development will be within the settlement boundaries of Stonham Parva as defined on the policies map."

Planning Balance

14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.

15. However, the most important policies for determining this application, CS1, CS2, H3 and H7 are out-of-date. Therefore, the tilted balance in paragraph 11 of the NPPF is engaged and planning permission should be granted unless the application of policies in the NPPF that protect areas of assets of particular importance provide a clear reason for refusing the development; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

16. In this case, the proposed development will provide economic, social, and environmental benefits as previously described and any impacts arising would not significantly and demonstrably outweigh those benefits.

HERITAGE STATEMENT

1. This Heritage statement has been produced in association with a planning application proposing the erection of a 3 bay cartlodge and the demolition of the existing garage at Mill Farm, Church Lane, Little Stonham.

2. This Heritage Assessment has been carried out with reference to the following Historic England (HE) guidance:

- Conservation Principles (2008)
- Good Practice Advice 2: Managing Significance in Decision-Taking (2015)
- Good Practice Advice 3: The Setting of Heritage Assets (2017)
- Advice Note 12: Statements of Heritage Significance (2019)

3. This Assessment has also been produced in accordance with the requirements for Heritage Assessments as set out within the Council's Local Validation Requirements list. This Assessment should be read in conjunction with the Design and Access Statement.Planning (Listed Buildings and Conservation Areas) Act 1990

4. Section 66 of the Act sets out the general duty as respects to listed buildings in the exercise of planning functions. It states, "In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." National Planning Policy Framework (NPPF)

5. This Statement has been produced pursuant to paragraph 189 of the NPPF which states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a development. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential of that impact on the significance.

6. Annex 2 of the NPPF defines 'Significance (for heritage policy)' as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

7. Annex 2 of the NPPF defines the setting of a heritage asset as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Conservation Area

8. The application site is not within a Conservation Area.

Listed Building

9. Mill Farm is a grade II listed building. The starting point for considering and understanding the ‘significance’ of a listed building is the listing entry. The listing entry for Mill Farm states:

Former farmhouse. Early C15 core with alterations of late C16 and C19. 2 storeys. Timber-framed and roughcast. Pantiled roof with chimneys of red brick; an end chimney to the parlour of c.1600 has a diaperwork pattern in burnt headers; an axial C18/C19 chimney. Various C19 and C20 casements. C19 4-panelled entrance door in C19 extension. A central 2-bay C15 open hall has most of the upper bay intact, and a part of the lower bay. The open truss is fully exposed, an inserted upper floor having been removed in C20: cambered tie-beam with massive arch-braces rising from shafts. Coupled-rafter roof, heavily smoke-encrusted. One hall window has its transome and diamond mullions in the upper light. The doorway to the parlour has a 4-centred arched head. Close-studding without visible bracing. Parlour cell rebuilt late C16, with roll-moulded joists and ovolo-moulded and channelled main beam. The two lintelled fireplaces are flanked by a newel staircase, and by garderobes on each floor; 2 doorways with depressed arched heads. 2-tier butt-purlin roof. The service cell of the C15 house was rebuilt in C18/early C19 with original components.

10. Paragraphs 195 and 196 of the NPPF set out the considerations when determining applications for development affecting heritage assets.

11. Paragraph 195 states “Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium terms through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

12. In this case, the proposed 3 bay cart lodge would not lead to substantial harm to or total loss of significance of Mill Farm.

13. Paragraph 195 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

14. As previously stated, the significance of Mill Farm arises from its age, architectural interest and method of construction. This proposal will not affect the ability to appreciate those characteristics of the listed building. Therefore, the proposed cart lodge dwelling will have no direct material impact on the significance of the building.

15. The experience/setting of Mill Farm is limited by the existing garage and trees along the frontage of the site which restrict views of the listed building, Mill Farm. This screening is maintained along the road boundary and affords the same experience/ setting for the new cartlodge.

16. The design of the 3 bay cartlodge takes into consideration the site and presents the facade to Mill Farm as a simple cartlodge. It does not attempt to be a pastiche of Mill Farm but does reflect the design of other properties in Little Stonham area.

17. It is acknowledged that the demolition of the existing garage on the application site will change the setting of Mill Farm, but it is considered that the revised proposal will present Mill Farm to sit as intended within the boundaries with a sensitivity to the setting of the listed building and would preserve the significance of Mill Farm. The NPPF acknowledges that the setting of a heritage asset may change as its surroundings evolve.