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Waste and Recycling
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Culture and Sport for
Hard to Reach Groups

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Babergh District Council
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PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

Mr Stuart Butcher
42 Bulrush Crescent
Bury St Edmunds
IP33 3ZE

Applicant: Mr Mark Thacker

Part 1 - Particulars of Application

Date of application: 21 February 2017
Date Received: 27 February 2017

Application No: B/17/00379/FUL/KAHA

Particulars and location of development:

Conversion of existing barn to 1 dwelling, raise eave height of single storey projections and rear lean-to and erection of lean to extension to existing barn. Convert Stable & link to barn. Erection of cartlodge & stables. Increase garden curtilage.
Abbey Farm, Bury Road, Cockfield, BURY ST EDMUNDS, IP30 0LB

Part 2 - Particulars of decision

The **Babergh District Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard :

Defined Red Line Plan:

The defined Red Line Plan for this application is the HM Land Registry Red Line Site Location Plan received 27 February 2017 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or

refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Planning Application Form
HM Land Registry Red Line Site Location Plan
Block Plan Existing & Proposed - Drawing No. AF-P-03 Rev C
Existing Floor Plans & Elevations - Drawing No. AF-P-01 Rev A
Proposed Floor Plans & Elevations - Drawing No. AF-P-02 Rev C

All received 27 February 2017

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENESTRATION

Prior to the commencement of any works to alter fenestration, detailed large scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason – In the interests of the character, integrity and preservation of the building.

(Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)

4. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E, G and H of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):-

- no enlargement, improvement, insertion of new openings or other alteration of the dwelling house/s shall be carried out,
- no additions etc to the roof of the dwellinghouse,
- no other alterations to the roof of a dwellinghouse,
- no erection or construction of a porch outside any external door,
- no garage, car port, or any other means of building or structure shall be erected,
- no chimneys, flues, soil and vent pipes shall be erected

except pursuant to the grant of planning permission on an application made in that regard.

Reason – To enable the Local Planning Authority to retain control over such works in order to ensure that the essential character of the building and the approved scheme is retained.

5. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: PROVISION OF ACCESS

The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 4.5m and made available for use prior to occupation of the new dwelling. Thereafter the access shall be retained in the specified form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

6. ON GOING REQUIREMENT OF DEVELOPMENT: HIGHWAYS - REMOVAL OF PD RIGHTS

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall be no gates within a minimum distance of 5 metres from the edge of the carriageway. Should any gates be erected on site, these shall only open into the site and not over any area of the highway or the minimum distance stated.

Reason - In the interests of road safety

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE AND ON GOING REQUIREMENT OF DEVELOPMENT: HIGHWAYS - ACCESS LAYOUT

Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the public highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason - In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

8. SPECIFIC RESTRICTION OF DEVELOPMENT - HIGHWAYS: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason - In the interests of highway safety in order to maintain intervisibility between highway users.

9. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015(or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient

warning of a vehicle emerging in order to take avoiding action.

Notes to Applicant:

1. CONDITIONS ATTACHED TO PERMISSION B/16/001107

The applicant is reminded that the conditions which were added to the permission granted in 2016 (B/16/001107) relating to the access and other highways matters are still applicable and shall need to be complied with as set out in the Decision Notice issued for B/16/001107.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

Philip Isbell

Professional Lead - Growth & Sustainable Planning

Date: 25 April 2017