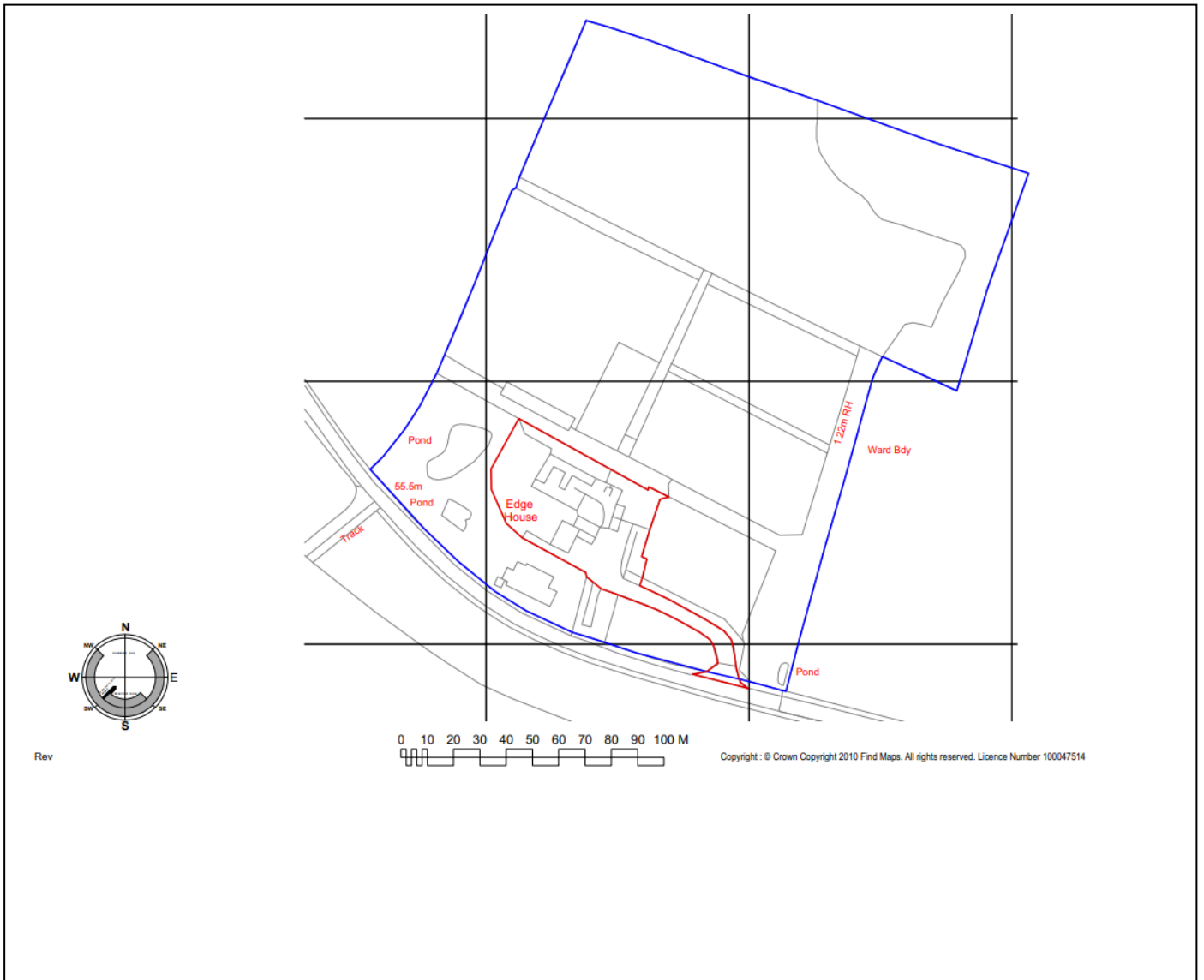


PRE-APPLICATION ENQUIRY DC/20/05606



Edge House, Dublin Road, Rishangles, Eye Suffolk IP23 7QB

Pre-application Enquiry

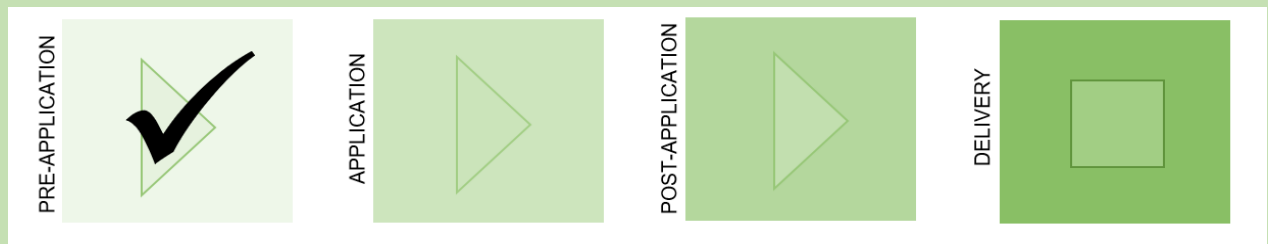
This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This Advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this Advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for:

Written response - Conversion of barn to dwelling

The supporting material comprises:

Defined Red Line Plan 01 - Received 08/12/2020

Block Plan - Existing 02 - Received 08/12/2020

The Proposed Development and Site

Edge House is a detached dwelling situated on a large plot. The dwelling is accessed off Dublin Road. To the north are a number of outbuildings, one barn which is the subject of this pre-app and

another which has previously been converted. The site is surrounded by agricultural fields and is well screened on all sides.



Relevant Planning History

REF: 2773/12	Conversion of barn/store to dwelling house. Erection of single storey extension. Alterations to roof.	DECISION: WFI 15.10.2013
REF: 1326/88	USE OF EXISTING FARM SHOP FOR SALE OF FARM AND OTHER PRODUCE	DECISION: GTD 22.02.1989
REF: 0954/85		DECISION: GTD 09.01.1986
REF: 2045/06	Conversion of farm shop and store to residential annexe to existing house.	DECISION: GTD 29.12.2006
REF: 1125/89/	FORMATION OF NEW VEHICULAR ACCESS AND USE OF EXISTING AREA	DECISION: GTD 08.01.1990

	FOR SALE OF GARDEN PLANTS AND SUNDRIES	
REF: 0729/01/	CONVERSION OF FARM SHOP AND STORE TO RESIDENTIAL ANNEXE TO EXISTING HOUSE.	DECISION: GTD 11.09.2001
REF: 1326/88/	USE OF EXISTING FARM SHOP FOR SALE OF FARM AND OTHER PRODUCE	DECISION: GTD 20.02.1989

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Council is currently in the process of drafting the new Joint Local Plan, however policies are not currently sufficiently advanced as to be given weight at this time. However, as the plan emerges and undergoes the stages of consultation the weight given to these policies will increase and may affect the considerations outlined within this advice. You are advised to review the progression of the Local Plan as it comes forward with regards to any impacts new policies may have on this proposal, details are available on the link below.

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

National Planning Policy Framework (NPPF)

The NPPF was revised in 2019, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making. However, it is still a material consideration in decision making and includes the following relevant requirements (although not an exhaustive list):

Paragraph 11: Presumption in favour of sustainable development

Paragraph 180: development appropriate for its location

Paragraph 170: enhance the natural and local environment

The Council's Adopted Development Plan is:

- The Mid Suffolk Core Strategy (2008) and Focused Review (2014)
- The Mid Suffolk Local Plan (1998) and Proposals Map

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

Five year housing land supply statement

Paragraph 11 of the NPPF requires the approval of proposals that accord with an up to date development plan; or where there are no relevant development plan policies, or where the policies which are most important for determining an application are out of date, granting permission unless the NPPF provides clear reasons for refusing the proposal, or adverse impacts outweigh the benefits.

Footnote 7 confirms that with regards to 'out of date' this includes demonstrating a five-year supply of deliverable housing sites.

The Council currently does have a five-year housing land supply such that the Local Plan and Core Strategy Policies are not considered to be out of date, and applications will be determined accordingly.

The report detailing the five-year land supply can be found on the links below

<https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

However, Local Plan Policies can also be considered out-of-date where Local Plan Policies are not consistent with the requirements of the NPPF. Assessment of this with respect to relevant policies will be included in the assessment of the principle of this proposal

Relevant Policies include:

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

H03 - Housing development in villages

H07 - Restricting housing development unrelated to needs of countryside

H09 - Conversion of rural buildings to dwellings

H13 - Design and layout of housing development

H16 - Protecting existing residential amenity

H17 - Keeping residential development away from pollution

T09 - Parking Standards

T10 - Highway Considerations in Development

CL08 - Protecting wildlife habitats

Constraints

Edge House is situated outside the settlement boundary and is therefore considered to be a countryside location. There are no constraints on the site. The site is in Flood Zone 1.



Consultation Responses

None sought

Advice:

Principle of Development

Edge House is a detached dwelling situated on a large plot. The dwelling is accessed off Dublin Road. To the north are a number of outbuildings, one barn which is the subject of this pre-app and another which has previously been converted. The site is surrounded by agricultural fields and is well screened on all sides.

Pre-application advice is sought in relation to the proposed conversion of the redundant barn to a single dwelling.

Under the GPDO, a redundant agricultural barn can potentially be converted to a dwellinghouse as long as it meets specific criteria set out under Schedule 2, Part 3, Class Q.

Based on the submitted plans it is believed that the existing barn could meet the criteria although careful attention should be paid to the cumulative floorspace as this cannot exceed 465 square metres. It is noted that on the submitted site location plant, the red line depicts not only the access but also a small area surrounding the barn. The proposed curtilage cannot be any larger than the floor space of

the barn which is to be converted, this is part of the criteria set out in section X of Schedule 2, Part 3 and therefore it is recommended that any proposed block plan submitted as part of the application should indicate a suitable curtilage area which also includes parking spaces.

Local Plan Policy H09 allows for the conversion and change of use of agricultural and other rural buildings into dwellings subject to the conversion being in-keeping with the surrounding area, respectful of the existing form and character. Policy H09 allows for extensions where they are essential and do not dominate the original building in scale, materials or situation and do not detract from the appearance/character of the original building.

The proposed conversion is likely to be considered acceptable and receive officer support subject to its final form, design and scale.

As the barn is no longer in agricultural use, there is a likelihood for bats to be roosting within the building, as such an Ecology Report will need to be submitted as part of any application. In addition, it is suggested that a Structural Survey is also submitted as part of any application to demonstrate that the building is capable of conversion and structurally sound.

Design

No drawings or other information have been submitted with regards to the design of the proposed barn conversion. Consideration should be paid to the proposed final design, any new openings/fenestration should not be overly domesticated, and the barn should retain its barn like characteristics and appearance. Any extensions to the barn to increase the overall footprint are unlikely to be supported unless they are demonstrated to be reasonably necessary to facilitate its conversion in line with Local Plan Policy H09.

The Natural Environment

The site is situated in the open countryside and as noted above due regard should be had to this in the design and layout of any proposal. Furthermore, regard should be had to the surrounding natural environment in terms of minimising impact on the landscape and biodiversity by way of mitigation landscape planting.

Proposals should also look to minimise the use of energy and resources and provide appropriate consideration in respect of waste, drainage and flood risk.

The requirement for sustainable development means that these issues must be a consideration.

Highways, Access and Parking

Space around buildings needs to meet many requirements: amenity, play, social and movement. Parking is one of these to meet the requirements of a modern functional development. The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness. Suffolk County Council Highway Authority would be consulted as part of any planning application, any requirements to ensure highway safety in terms of site access and appropriate parking and refuse/recycling from the Highway Authority would need to be satisfied.

Landscaping

No information has been provided with regards to existing or proposed landscaping. As noted above appropriate landscape mitigation and planting would be required given the location of the site and its surroundings.

Residential Amenity, Safe and Secure Communities

The residential amenity of both future occupiers and any nearby neighbours needs to be taken into consideration. It is considered that given the separation distances involved that it is unlikely that the proposal would give rise to any residential amenity concerns. However, Officers are unable to comment any further on the basis that no indicative drawings have been provided. Sufficient outdoor amenity space would need to be provided for any dwelling proposed.

Conclusions/ Planning Balance

The principle of development is likely to be considered acceptable either by way of a Class Q conversion on the assumption it meets out the criteria set out under Schedule 2, Part 3, Class Q together with the conditions defined in section X and that a structural report/survey is submitted as part of the application. Under Local Plan policy H09 the proposal is also likely to be considered acceptable in principle should a full application to convert the barn to a dwelling be made. This would of course, however, be subject to the final form and design.

Planning Risk Assessment

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/> However on the basis of the information provided I would particularly draw your attention to the need to provide.....

- Red Line Site Location Plan
- Planning Statement
- Existing and Proposed Block Plan
- Existing and Proposed Elevations
- Existing and Proposed Floor Plans
- Landscaping Plan
- Structural Survey
- Ecology Report
- Land Contamination Assessment
- Land Contamination Questionnaire

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>

- For all types of development you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 days notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

Katherine Hale

Planning Officer

Tel: 07860 827862

Email: katherine.hale@baberghmidsuffolk.gov.uk

5th January 2021



Any questions please contact us