

## **Planning Statement**

**Proposed outbuildings and gardens,  
Site adjacent to Harveys Garden Plants,  
Great Green,  
Thurston,  
Suffolk,  
IP31 3SH.**

## EXISTING

The site has planning permission for the conversion of the existing barn to two dwellings based on the part Q legislation DC/19/05392.

The site was purchased from Harveys Garden Plants by Andrew Taylor who has commenced with the conversion of the barn, which nears completion.

The advancement of the scheme has also incorporated the enlargement of the garden areas which are limited unfortunately under the original Part Q permitted development legislation and the construction of two car ports. This was advanced by the present applicant without being fully aware of the planning situation and without seeking advice.

## PROPOSED

The applicant seeks to retain the gardens and carports as proposed on site as shown on layout plan 7155/010 which has been updated to indicate the proposals proposed on site now. This includes increasing the garden area and creation of two car ports.

The proposals relate to the two four bedroomed semi-detached dwellings, to which is related a reasonable garden area and good approach for vehicles and pedestrians and two car ports with additional car parking spaces. The gardens incorporate space for refuse bins and cycle storage within their area while a paved bin collection area is located for emptying of refuse bins by the Local Authority near the main entrance.

The whole development is not clearly visible from the public highway being protected by high hedges, mature trees and general vegetation. The division with other adjacent land is completed generally for the private gardens with 1.8m close boarded fences.

The barn being converted, and its means of access have previously been approved. The application relates to the larger gardens now proposed (the part Q legislation limits possible private land) and the car ports.

The barn is completed in a modern idiom with vertical metal cladding to walls and roof and feature front and rear walls in vertical timber cladding. The car ports continue this idiom being completed in metal sheeting to match the barn and features (i.e. rainwater pipes and corner sections) in a matching colour and profile.

The car parking, bin store and cycle storage is available along with space for manoeuvring a vehicle so that entry and egress is achieved in forward gear. The car ports will incorporate a slow charging facility for recharging electrical vehicles.

The car ports and their location, as well as maintaining the idiom of the barn, are of a scale to be subservient to the main/principle building and much of the existing landscaping. Retaining principle focus on entering the site of the main barn.

The landscape and fencing, as indicated, is kept simple and in keeping. The private gardens are principally completed with a lawn allowing future residents to put their particular focus on the area. 1.8m close boarded fences between and around the gardens retain the privacy of the neighbours (Harvey's Garden Plants) while existing trees, hedges and planting retain the privacy of the scheme from the highway infrastructure. Water is kept off the highway with an ACO drain collecting surface water. Some planting and a post and rail fence relate to the northern boundary which has the trees and hedges as its backdrop and 'protection'. This strip retains some original plants and can be enhanced with further native species as deemed appropriate. Good hedged coverage is also already available to the eastern boundary. Other areas at the front incorporate grassed areas while the vehicular/access area will have a single drive with paving slabbed pedestrian accesses.

Where trees (principally fruit trees) already existed, these have been retained.

## **CONSULTATION**

A pre-application enquiry has been submitted and Daniel Cameron, Planning Officer from Mid Suffolk Council, visited site. He indicated his general appreciation of proposals and gave a positive assessment of the scheme.