

Comments for Planning Application 2021/1922

Application Summary

Application Number: 2021/1922

Address: Thatchers High Road Bressingham IP22 2AT

Proposal: Change of use and conversion of existing garage to create laundry & ironing room

Case Officer: Lynn Armes

Customer Details

Name: Mrs Linda Holly

Address: The Highlands, High Road, Bressingham, Norfolk IP22 2AT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objections to 2021/1921 and 1922:

1. The proposed change of use from residential family Class 3 to commercial Class E and associated laundry business will increase traffic to a narrow, single lane area and risk of accidents from cars entering/leaving the property.
2. The laundry business and associated traffic will cause nuisance to neighbouring properties. My husband was recently informed by one of the applicant's family members that her business had to move from its current location as there had been complaints about associated noise and disturbance.
3. The application will change the nature and appearance of the attractive Grade II listed residential property which has been a cherished local landmark for generations. Thatchers is surrounded by a cluster of listed houses: our property, The Highlands (Grade II); Thatchers Barn; The Village Hall (former barn, Grade II listed), and several character properties such as the Village Shop (18th century) and the east side neighbouring property The Moorings (formerly listed 18th century building). Although Conservation Area status has not been sought, Thatchers is situated within an area already designated as "Special Control", recognised by Historic England as a classification "appropriate for areas of architectural or historic significance, such as conservation areas" with restrictions such as controls on advertising etc.
4. Planning permission was received in 2011 to construct an attractive, substantial oak cart lodge with plain tiles as the previous owners were sympathetic to the nature of their Grade II listed building and did not want cars parked in front of the property. The proposed conversion of the "garage" would instead displace cars to the front of the property. As the proposed change of use states there are three full-time employees and one part-time, presumably several of the employees will travel by car, and clients arriving/leaving will also need parking places. Would part of the existing garden be converted to further parking spaces? Even without new parking, cars will be visible from the road, changing the appearance and nature of the area.

5. In addition to concerns about the local impact and change of use to a laundry business, the design of the proposed conversion and building of new washing/drying cabin is surprising for a listed building as it does not look to be of the quality and appearance appropriate to the setting. The removal of the existing oak curved braces and the installation of a wall of "fixed glazing panels and personnel doors" (no mention of the material - glass/plexiglass/timber/plastic?) will result in an unusual appearance. The washing/drying room (four commercial washing machines and three commercial driers will be running) is a "cabin". This also does not look to be of sufficient quality or suitability for the setting.

6. The proposed change of use to commercial will result in material change to the nature of the area.