

Babergh District Council,  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Opus House  
Elm Farm Park  
Thurston  
Bury St Edmunds  
Suffolk  
IP31 3SH

**T** 01359 233663  
**E** [enquiries@evolution-planning.co.uk](mailto:enquiries@evolution-planning.co.uk)  
**W** [evolution-planning.co.uk](http://evolution-planning.co.uk)

Our ref: E505.C1.Let 02  
21<sup>st</sup> September 2021

Dear Sir / Madam,

FULL PLANNING APPLICATION FOR THE CONVERSION AND EXTENSION OF 2 EXISTING OUTBUILDINGS TO FORM A DWELLING AND STUDIO

This full planning application has been submitted for the conversion and extension of two existing outbuildings in the grounds of the Old Rectory in Somerton into a single house and art studio. This application also includes landscaping around the new house to provide a garden area and parking for the new house.

This proposal makes excellent use of two outbuildings. The applicant uses the outbuildings as art studios and for storage of equipment. By linking the buildings together and converting them into a house and art studio, this will create a self-contained home and studio space which will be a very efficient use of these existing buildings. The site and outbuilding sit within a residential garden, so there will be no change to the use of the land.

The design has been created by the applicant, Graham Rust, who is an internationally renowned artist, specialising in murals. The proposals are a highly individual design which the applicant has personally designed based on a simplified Regency model which is fitting for the setting in the grounds of the Old Rectory and will result in a beautiful building which will benefit its immediate surroundings and the wider village. It is proposed that the new building will provide the applicant with a home as well as art studios.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park  
Thurston Bury St Edmunds  
Suffolk IP31 3SH

Registered in England Number  
10636748



The design of the property is reflective of the applicant's art style. Graham Rust specialises in murals which are often of a classical style and been painted in stately homes across the country. One of Graham Rust's most renowned murals is "The Temptation" which was painted across the staircase hall of Ragley Hall in Warwickshire and was commissioned by Lord Herford. An image of this can be seen in figure 1.1 below.



Figure 1 - "The Temptation" by Graham Rust - Ragley Hall

The design makes excellent use of the existing buildings on the site, and creates a stunning linkage which reflects Graham Rust's artistic style and will be considered part of this long-term legacy.

The majority of the site sits within the emerging Babergh Mid Suffolk Joint Local Plan settlement boundary for Somerton. Only a small part of the proposal falls outside of the settlement boundary, which is the existing outbuilding to the east of the site. This building is already used as an art studio, and so the inclusion of this section of the building within the development will result in little change. The new linkage section of the building is within the settlement boundary, as is the larger outbuilding on the western site.

The emerging joint Local Plan confirms that development within settlement boundary's will be permitted. Somerton is categorised as a Hamlet in the settlement hierarchy which is expected to contribute towards new housing for the district. Infill developments of single houses such as this proposal are a sustainable way of meeting this quota. The reuse of existing buildings is an especially sustainable way of meeting these

targets.

The emerging local plan also includes policies which support the division of existing residential plots and garden curtilages to create new houses within settlement boundaries. The support for this development from the emerging local plan shows that the proposed development is in line with the existing and future planning policies and should be supported by the local planning authority.

This planning application is supported by an ecology survey which confirms that the proposals will have a beneficial impact on biodiversity. The application is also supported by a tree survey which recommends measures to ensure that the trees around the proposed development are not negatively impacted by the proposals.

A structural note has also been submitted with this application which confirms that the outbuildings are structurally sound and capable of conversion into a house and art studio.

The benefits proposed by this application include the following:

The addition of a house to the districts housing supply.

The sustainable re-use of existing buildings.

The development of a house which will support the needs of a local resident.

Short term economic benefit from the construction and conversion of the existing building.

Long term economic benefit from the additional residents supporting the local services and facilities.

Social benefits to the local community from new residents.

Biodiversity gains provided by on site mitigation.

We enclose the following documents with this application:

1. Planning Application Forms
2. This Covering letter (Ref: E505.C1.Let02)
3. Planning Statement (Ref: E505.C1.Rep02)
4. Site Location Plan (Ref: 1000\_2103\_P5)
5. Existing Plans (Ref: 1010\_2103\_P3)
6. Proposed Block Plans (Ref: 2000\_2103\_P5)
7. Proposed Floor Plans and Roof Plans (2010\_2103\_P6)
8. Proposed and Existing North and South Elevations (2015\_2103\_P5)
9. Proposed and Existing East and West Elevations (2106\_2103\_P4)
10. Structure Survey Note (Ref: 3676/ACW)

11. Ecology Report (Ref: OLDRECTORYSOMERTON/2021/ER/001 Rev 2)
12. Tree Survey
13. Land Contamination Questionnaire
14. Envirocheck Report
15. Design Validations Expectations Form
16. CIL Form 1 – Additional Information

We trust that this is sufficient for you to progress this application and we will be in contact when an Officer has been allocated.

Yours sincerely,



**SAM STONEHOUSE** BA (HONS)

PLANNER  
EVOLUTION TOWN PLANNING LTD