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Strawberry Hall  
Willisham  
Suffolk IP8 4SJ



Client: Mr & Mrs D Palmer  
Job no: 21-227  
Revision: A (05.01.22)

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A	05.01.22	JB	ND comments

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## 1.0 PROJECT DESCRIPTION

### 1.1 Location



1. OS map extract

The site is in a rural setting to the south-east of the village of Willisham, accessed via a minor road from Barking Road. It is currently used for agriculture with a number of large barns and storage sheds, but also includes to the south-east of the site, the main house and the Cottages which were converted for use as holiday lets.

### 1.2 Project description

The owners are planning to retire, and are seeking to diversify the site by converting some of the existing buildings on the site to dwellings; the main Barn 1 and the smaller Barn 2 will be done through a Part Q prior approval process, which will be submitted separately.

As part of the same exercise, the owners wish to close the holiday let business in The Cottages, and convert the 3 units into a single dwelling. This cannot be done through the permitted development process, therefore will be submitted directly for Detail Planning Permission (DPP).

The overall masterplan is included below.



2. Masterplan of the whole site.



3. Garage to be demolished



*4. Photos of The Cottages*

## 2.0 Planning Status

### 2.1 Planning History

Application Number	Site Address	Development Description	Status
0609/12	Strawberry Hall Strawberries Lane Willisham	Erection of an orangery.	Granted
0691/04		Conversion of existing farm outbuilding; alterations and part re-building for serviced 'holiday let' accommodation (including disabled facilities)	Granted
0524/99		Erection of two storey extension to side (east) elevation.	Granted

### 2.2 Relevant Planning Policies

Originally an agricultural outbuilding, the Cottages received detail planning permission (DPP) from Mid-Suffolk Council (MSC) as listed above in July 2004. Unfortunately the supporting documents are no longer on the website therefore the details or any conditions of the consent cannot be checked.

Under the Mid-Suffolk Local Plan, the site is defined as being located in the countryside. Our understanding is that the consent was for residential use with imposed occupancy restrictions on length of stay etc. If so it would not be classified as new housing, or conversion from another use, but as a replacement dwelling, even though it is a conversion. In this case policy H8 'Replacement Dwellings In The Countryside' would apply, to which we believe the proposals are compliant:

'In the countryside an application for the replacement of an existing dwelling by a new dwelling will be considered on its merits. Favourable consideration will be given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings, its landscape setting, or continue a traffic hazard.'

### 3.0 DESIGN

#### 3.1 Use

The majority of the buildings on the site are agricultural, apart from the main house and The Cottages which are residential. There are quite large areas of hardstanding, and some cultivated area around the buildings.

#### 3.6 Amount

The other buildings which are being converted to residential under Part Q are also listed below to give context and extent of change for the whole masterplan:

<b>Gross External Areas</b>	<b>Area (m<sup>2</sup>)</b>	<b>Total</b>	
Proposed (Prior Approval):			
Barn 1	376		
Barn 2	125	501	
To be demolished:			
Garage	(55)		
Part of Barn 2	(14)		
Lean-to	(70)	(139)	
The Cottages:			
Application area	816		
The Cottages	212		
GIA	182		

#### 3.3 Scale

The Cottages are unchanged in scale and external appearance.

#### 3.4 Layout

The site is accessed from the existing road to the north, where 3 parking spaces are provided, with a footpath to the new entrance on the north-west elevation. Straight ahead from the Hall in the north wing is an open-plan kitchen, dining and living area, with Utility and Boots lobby off to the left. The west and south wings contain 3 bedrooms, two of which are en-suite, and a Study which could serve as Bed 5.

The Courtyard will be enclosed with a wall and re-designed with a patio and soft landscaping. There is also potential for a natural pool.

#### 3.5 Landscaping

Landscaping is currently limited to incidental shrubs and planting. A new garden area will be defined to the north of the building, where the hardstanding will be removed and replaced by grass, shrubs and trees.

#### 3.6 Appearance

The external appearance of the building will be unchanged, comprising brick, areas of dark-stained horizontal cladding and clay pantile roof. Existing dark grey timber windows and black uPVC rainwater goods will be retained.





*Proposed floor plan*



*East elevation*



*North elevation*

*5. Proposal drawings of The Cottages*

#### **4.0 Access**

##### **4.1 Vehicular access and parking**

The site is accessed from the existing road to the north, where 3 parking spaces are provided, with a footpath to the new entrance on the north-west elevation.

#### **5.0 SUSTAINABILITY**

##### **5.1 Ecology**

The external area to the north will become the property's garden. It is currently hardstanding, which will be removed and replaced with grass, shrubs and trees. There will therefore be a net improvement to the ecological value.

Mitigation and enhancement measures will be incorporated into the works to improve the ecological value of the site for wildlife, resulting in a net gain for biodiversity, as encouraged by the National Planning Policy Framework:

- Native species-rich grass/wild flower seed mixes in the new grassed area
- Soft landscaping scheme including the planting of new native trees, shrubs and hedging
- Low external light levels to comply with Bat Conservation Trust and CIE 150:2003 guidance
- Installation of one bat box and two bird nesting boxes
- Porous hedgehog friendly fencing within and around the site

##### **5.2 Services**

Foul drainage will be to a new sewage treatment plant. Surface Water will run to new soakaways within the garden.

Power and water are already available on site.