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25th April 2022

Babergh & Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Our Ref: PS/4488/aw – *Please quote in all correspondence*

Dear Sirs

**PROPOSED NEW DWELLING LAND ADJ. HARLESTON HALL BARN, HAUGHLEY ROAD,
HARLESTON, IP14 3JQ (FOLLOWING DEMOLITION OF EXISTING BARN)**

Please find enclosed our Detailed Planning Application for a single dwelling on the above site together with our drawings number 4488/101-A/102/103/104/105/106, our Design & Access Statement, Bio-diversity check list, Land Contamination check list, Bio-diversity Report, Enviroscreen report & Design Expectations Validation form. We have also paid the fee of £462.00 online.

The site has the benefit of an existing Part Q Consent, reference: DC/21/04444. We had earlier discussions on another application with your Council in relation to your Local Authority's acceptance that a Full Planning Application can be made for a new dwelling once a Class Q had been achieved based on the fall-back position of the Residential Consent as established in Marshall v Tonbridge. This principle was recently confirmed when we achieved a similar Detailed Approval, Planning reference: DC/21/04375.

Our proposal is along similar lines to replace an existing Class Q Consented Barn with a new individually designed barn-style dwelling on the site.

The scheme has been designed to complement other barns near the site. The scale of the building takes account of this adjoining range of barns, and the existing barn we are proposing to demolish.

We have selected a pallet of materials to complement all of the buildings around. The orientation of the building has been carefully considered to avoid significant

overlooking neighbouring properties to ensure there will be no adverse impact on residential amenity. The building has been designed in the form of an agricultural barn and will sit back from the road behind an established and retained hedge.

We believe the design and siting of the current proposal is an improvement over the Part Q Consent and the new design will fit more comfortably within the rural setting.

If following the Consultation Period you have any queries or concerns we welcome the opportunity to discuss the matter with you.



BROWN & SCARLETT