

Amendments
to

Planning Approval

DC/18/01402

for
Residential Barn conversion
Pear Tree Farm
Ashfield

PLANNING AND HERITAGE STATEMENT



Applicant

Mrs G Webb

Property Address

Barn Adjacent to Pear Tree Farm,
Ashfield, Debenham Suffolk IP14 6NA.

Agent

Tracing House Architects

1.0 INTRODUCTION

This statement is in support of the case for the design amendments and relocation of the existing, planning approval for the Barn Adjacent to Pear Tree Farm, Ashfield made to Mid Suffolk District Council's Planning Department. The building gained full planning permission in June 2018 (ref DC/18/01402) and has been commenced by installing the new access completed in March 2021.

THE SITE - Description of the existing site and building

The existing building is a simple Timber portal frame structure with, profiled cementitious sheeting to the roof and side sheeting enclosing three walls, with newly installed access on to the High Street Ashfield which leads to the barn site.

2.00 PROPOSALS

The proposed development seeks to simply amend the design of the current approved building into an efficient, high-quality, and sustainable building suitable for the 21st century. The proposals will use the Passivhaus principals of sustainable design with a 'fabric first' approach using both energy efficient materials with Low Carbon footprint and recyclable end of use capacity.

The relocation from the approved site will allow the trees along the western boundary to be retained and would provide summer shading to the proposed building.



ACCESS and PARKING

The existing, recently completed new vehicular access to the field and barn will be used and maintained in accordance with the requirements of the local Highways departments standards as set out in the previously approved planning approval.

Parking standards for dwellings as set out in local authority Parking Standards are to be complied with and a secure cycle parking storage will be included within the proposed garage.

3.00 PLANNING SUMMARY

Below is a summary of the relevant Planning History for the site:

Planning approval for new access DC/16/1559 Approved May 12th May 2016

Permitted Development for residential conversions DC/17/0681 11th July 2017

Full Planning approval for New Dwelling & Cartlodge DC/18/01402 6th June 2018
(commenced 2nd Feb 2021)

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:
Hollins Architects And Surveyors
4A Market Hill
Framlingham
Woodbridge
Suffolk
IP13 9BA

Applicant:
Mr C Webb
Pear Tree Farm
The Street
Ashfield Cum Thorpe
IP14 6NA

Date Application Received: 03-Apr-18
Date Registered: 04-Apr-18

Application Reference: DC/18/01402

Proposal & Location of Development:

Planning Application. Conversion of barn to residential use Class C3, erection of new cartlodge and change of use of agricultural land to garden curtilage.

Pear Tree Farm, The Street, Ashfield Cum Thorpe, Stowmarket Suffolk IP14 6NA

Section A – Plans & Documents:

This decision refers to drawing no./entitled 16-061-001CA received 03/04/2018 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Block Plan - Proposed 16-061-210 C - Received 18/05/2018
Plans - Proposed 16-061-213 REV A - Received 22/05/2018
Plans - Proposed 16-061-211 REV C - Received 22/05/2018
Defined Red Line Plan 16-061-001C A - Received 03/04/2018

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

4.00 SURVEYS REPORTS

SURVEYS

The following surveys that supported previously approved applications and are available if required:

Enviroscreen Contamination Phase 1 investigation

Structural Assessment – Stroud Associates ref SQ440 inspection carried out 9th Nov 2016

Preliminary Ecological Survey carried out by J Dobson dated Dec 2016

5.00 HERITAGE

The site was part of the historical Agricultural farm know as Pear Tree Farm the main farmhouse itself is Listed grade 2 and has been extensively extended in the 1980's. The farmhouse, which has an access further along the road to the East of the current site is now in separate ownership form the agricultural buildings and separated by a close boarded fence between the two properties. Several Agricultural barns remain on the site which are indicated on the first edition OS maps from 1884 and also reflected in the site photo dated from the early 1960's. The Farm House is Listed and the extract of the listing is also attached below.



First edition OS maps Published 1884

The proposed Residential development in both materials and scale in the location has already been established and set out by previous planning approvals. The proposed slight relocation of the building and minor modifications will not materially affect the setting of the listed building and the associated farm buildings which would remain unaffected by the proposals.



Site Photo from the 1960s

ASHFIELD CUM THORPE TM 26 SW

5/1 Pear Tree Farmhouse - - II

Former farmhouse. C15 core with C16-C17 alteration. Wing to north added c.1985. Timber framed and plastered; roof clad in synthetic slates. 3-cell form. 1 1/2 storeys. Mid C20 casement windows. Cross-entry has mid C20 gabled porch with boarded and battened door. 3 flat-roofed dormers with standard small-paned windows. Internal stack with rendered shaft. Interior. Modernised. Some full-height studding, exposed mainly in the front wall. A pair of wallposts have blocked mortices for braces supporting the central truss over an open hall. Evidence for hall window. Stack inserted in upper end of hall, perhaps preceded by a timber flue. Inserted hall ceiling has heavy chamfered bridging beam, probably C16, not resting on wallposts. Joists concealed. Heavy plain square joists in parlour, trimmed for a stairtrap. Square-headed service doorways of late C16/early C17. The roof is a post- medieval replacement, probably C17.

Listing NGR: TM2121063198

