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CHARTERED ARCHITECTS

Design, Access and Heritage
Statement for Alterations and
Proposals to:
The Granary, Lindsey Tye

DESIGN,
ACCESS &
HERITAGE
STATEMENT

▶ 5634

Householder Application

Address:

The Granary, Lindsey Tye, Suffolk, IP7 6PP

Local Authority:

Babergh District Council

Client:

Dr. & Mrs. Boggis

Date:

June 2022

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1.0

INTRODUCTION

Wincer Kievenaar Architects were appointed to prepare this Design, Access & Heritage Statement to accompany the Householder Application for the proposed erection of a 3 bay cart lodge including vehicular turning, EV charging, garden store, studio/home office and ground mounted PV panels to The Granary, Lindsey Tye.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—

(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the

context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed.

Pre-Application Planning and Heritage advice was sought with a virtual meeting on 27th September 2021, with a written response received on 11th October 2021.

The proposed drawings discussed can be found under Appendix B and the response under Appendix C.



2.0

ARCHITECTURAL AND HISTORICAL CONTEXT

The Granary is not listed but is nonetheless considered of historic interest. It is situated adjacent to Swallows Farm on the south east, which is a Grade II listed property.

The other listed building within the vicinity of The Granary is Falcon Hall, also to the south east.

Below are the Historic England listings for the nearby buildings:

1. Swallows Farm

A C16-C17 timber-framed and plastered building refaced on the front in C19 gault brick and altered. There is a cross wing at the south end and an addition at the north end with a gable on the front. Roof tiled. Part 2 storeys and part one storey and attics. Four window range of double-hung sashes with single vertical glazing bars. A gabled porch with a tiled roof projects on the front. Two ridge chimney stacks, one with sawtooth shafting and the other with 3 square shafts set diagonally (rebuilt). Two gabled dormers.



2. Falcon Hall

An early C19 brick building (painted). Roof Slate, hipped with a central ridge chimney stack. Renovated. Two storeys. Three window range of double-hung sashes with glazing bars, in plain reveals. The centre window on the upper storey is blocked. Central modern 6-panel door and pedimented doorcase.





3.0 USE AND AMOUNT

USE

The use of the property is C3 residential this remains unchanged with the proposal.

The cartlodge with studio/home office above, green house, garden store and PV panels are associated with the residential dwelling use.

AMOUNT

The proposal is a 3 bay, one and a half storey cart lodge with accommodation above for a studio/home office.

Proposed Ground Floor of Cart lodge:
GIA 50sqm

Proposed First Floor Area of Cart lodge:
GIA 40sqm

Proposed Garden Store:
GIA 8sqm

Proposed Green House:
GIA 9sqm



4.0 SCALE

The scale of The Granary remains unchanged.

The proposed cartlodge is modest in size and creates an ideal space for parking and home-working arrangements with the first floor studio. Its height and scale is sympathetic to The Granary.

The Greenhouse and Garden Store are of single storey and subservient to The Granary.



5.0 LAYOUT

The proposed 3 bay cart lodge provides a much needed solution to the parking issues currently faced at The Granary. The cart lodge includes for 2 open bays with one closed bay. Built within this will be the EV charging point for the owners use. Accommodation for a home studio/office is provided above the cartlodge on the first floor and accessed by an external staircase.

The current layout of the site presents issues to delivery drivers turning their vehicles, with their only option being to encroach upon the private garden area. A new turning area of hard standing is proposed to north of the cartlodge to enable drivers to turn their vehicles safely. A large gate is proposed across the width of the track in order to control which vehicles and visitors may access beyond this point.

The PV panels that are to be erected are positioned to the north east of the turning area, away from The Granary. Their position is dictated by the optimum daylight gains for the panels to provide sustainable energy.

The Garden Store and the Greenhouse are positioned to the south west of the cart lodge within the existing garden area of The Granary.

The proposals do not impact on the current use of the garden amenity, with plenty of space available for recreational means.



6.0 APPEARANCE

Since our pre-application proposal, we have taken the advice of the Heritage Team and reduced the number of roof lights on the principal elevation from five to three. See Appendix B and C for further details.

A palette of materials has been selected to ensure the proposed cart lodge is fitting of its context and take consideration of the tones and hues prevalent on the dwelling and the surrounding area.

Red facing brick is proposed to be used as a low level plinth with natural timber cladding used above. Slate roof tiles are proposed to reflect the materials used on The Granary.

See Appendix D for reference.



PROPOSED MATERIALS



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M&A_PA_016 Cartilage Proposal.rvt



PROPOSED ALTERATIONS AT
The Granary, The Tye
Lindsey, Ipswich, IP7 6PP
Dr. & Mrs. Boggis
PLANNING

Proposed Materials

NTS
May 2022
TL

WORKBOOK A
REVISIONS
A Amendments following validation requests.
DATE 10/04/2022
DRAWN TL
CHECK PB

JOB NO. 5634
DRAWING NO. PA_06
REVISION A





7.0

LANDSCAPING

The proposed turning area is to be hard standing to improve the current issues that delivery drivers experience on the grassland.

Existing trees remain unaffected with the proposal of the Cart lodge, PV panels, turning area, Garden Store and Greenhouse.

An existing low-level hedgerow will be extended in a south-western direction to the rear of the cartlodge, and a new line of trees will be planted parallel to the track to the north of the proposed ground mounted solar panels.

The existing vegetable/plant patch at the South-West corner of the site will remain and a new greenhouse and shed are proposed.



8.0

ACCESS

Due to the nature of the narrow and long site, the applicants currently suffer issues relating to vehicular turning and speeding vehicles.

The issues relate to adequate space for turning of vehicles on the site including delivery vehicles as well as speeding vehicles down the track.

These problems have led to issues and damage to land along with real safety concerns when the family use the private amenity area. The problems are well demonstrated in both the accompanying images as well as videos illustrating the difficulties that delivery vehicles experience when visiting the property.

The location of the new cart lodge has been carefully considered to resolve these issues, providing adequate parking and turning in this area, away from The Granary and from the private amenity area. The location also provides the security of a gate limiting access for vehicles visiting the house across the private amenity/garden, which runs west from the house.

The existing site access will remain unchanged, however alterations will be made to the driveway to accommodate the alterations and additions.



9.0

JUSTIFICATION OF PROPOSAL

As highlighted in this document, The Granary requires new parking and turning arrangements for all vehicles that are on or visit the site.

A number of reasons have been discussed earlier in this statement, these include safety concerns and damage to property due to the lack of adequate facilities for vehicles.

Due to the long and narrow track there is very limited opportunity for vehicles to turn. Reversing down the track is not ideal and so, vehicles must find a place to turn around. This had led to multiple issues for the occupants of the property.

For delivery vehicles, the problem is worsened due to the size of the vans attempting to turn on the site. Due to the restricted courtyard hard standing, grass verges are being used to turn and weather dependant, can cause further issues with vehicles getting stuck and banked in the grass. By providing a hard standing turning area, this allows for the safety off all to turn adequately.

The addition of the gated access is to address concerns of highway safety and provide a barrier to reduce vehicular speeds heading towards the private amenity areas and The Granary. Accelerated vehicles are a concern that have

been raised and with the garden amenity spaced used regularly, safety is paramount for the users protection form vehicles with excessive speeds.

Within the application submitted photographs and video footage shows the concerns to our clients, both to the safety of them and their family, and also to the condition of their private garden.

The applicants currently own electric vehicles, and the new EV charging points within the cartlodge will allow them to be charged in the new parking area, along with any visiting electric vehicles. The proposed ground mounted PV panels will assist with the general energy demands of both the buildings (house & studio) and the charging points, and strengthen the sustainability of the dwelling.

PHOTOGRAPHS



Photograph shows the damage to the grass at the corner of the drive, caused by delivery vehicles using this as a turning point.



Photograph shows two deep tyre marks caused by a Royal Mail van attempting to turn in wet weather and resulting in the tyre trench marks.



Photograph shows the damage to the grass at the corner of the drive, caused by delivery vehicles using this as a turning point.

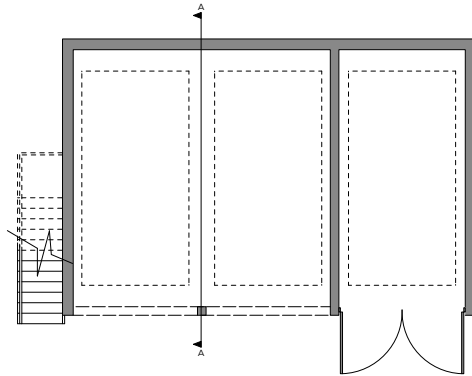


Photograph shows a DPD delivery vehicle attempting to turn in the dark. The front left tyre has sunk into the wet grass causing further damage.

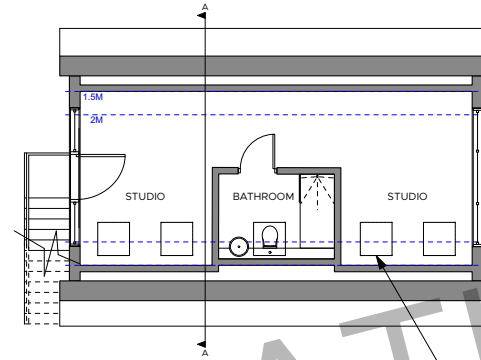
PRE-APPLICATION SUBMITTED DRAWINGS

11.0

APPENDIX B

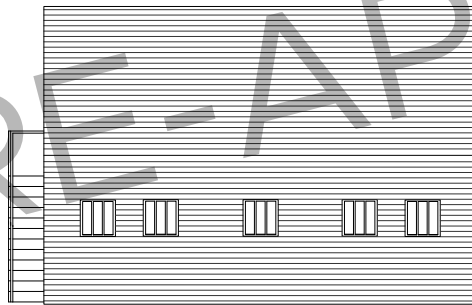


GROUND FLOOR PLAN

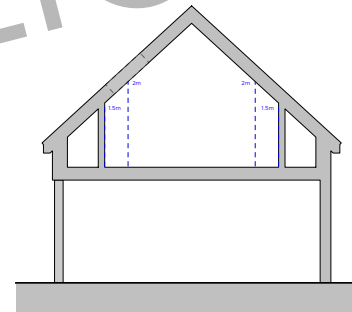


FIRST FLOOR PLAN

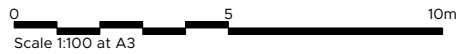
Rooflight Viewable Dimensions:
Width: 821mm Length: 1133mm



ROOF PLAN



SECTION CUT AA



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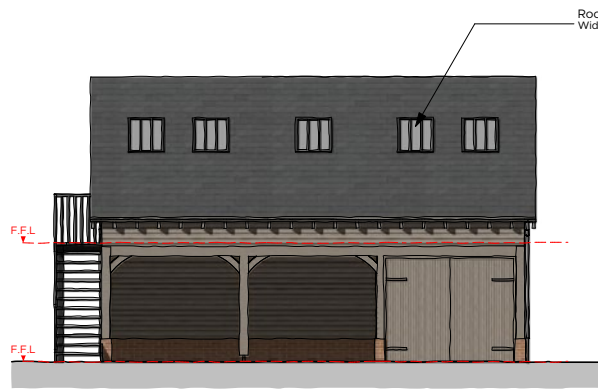
PROJECT PROPOSED ALTERATIONS AT
The Granary, The Tye
Lindsey, Ipswich, IP7 6PP
CLIENT Mr. & Mrs. Boggis
STATUS DRAFT

TITLE Proposed Plans
SCALE 1:100 SHEET SIZE A3
ISSUE DATE 30/06/2021
AUTHOR TL CHECK PB

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following client comments	23/07/2021	HM	PB

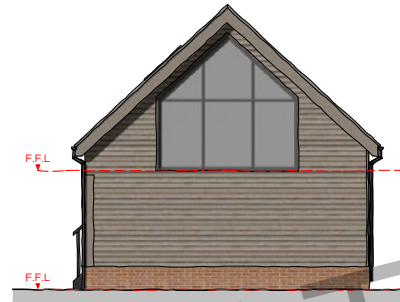
JOB No.	DRAWING No.	REVISION
5634	SK_01	A



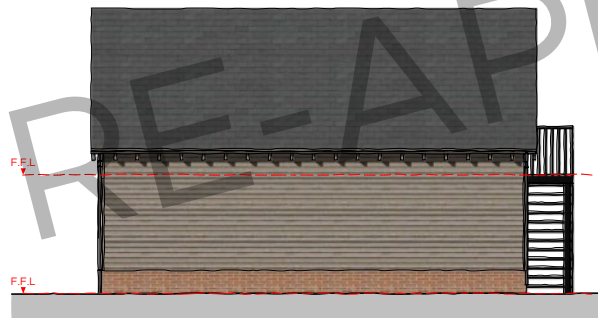


SOUTH-EAST ELEVATION

Roof lights Viewable Dimensions:
Width: 821mm Length: 1133mm



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

0 5 10m
Scale 1:100 at A3



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PROJECT PROPOSED ALTERATIONS AT
The Granary, The Tye
Lindsey, Ipswich, IP7 6PP
CLIENT Mr. & Mrs. Boggis
STATUS DRAFT

TITLE Proposed Elevations

SCALE 1:100 SHEET SIZE A3

ISSUE DATE 30/06/2021

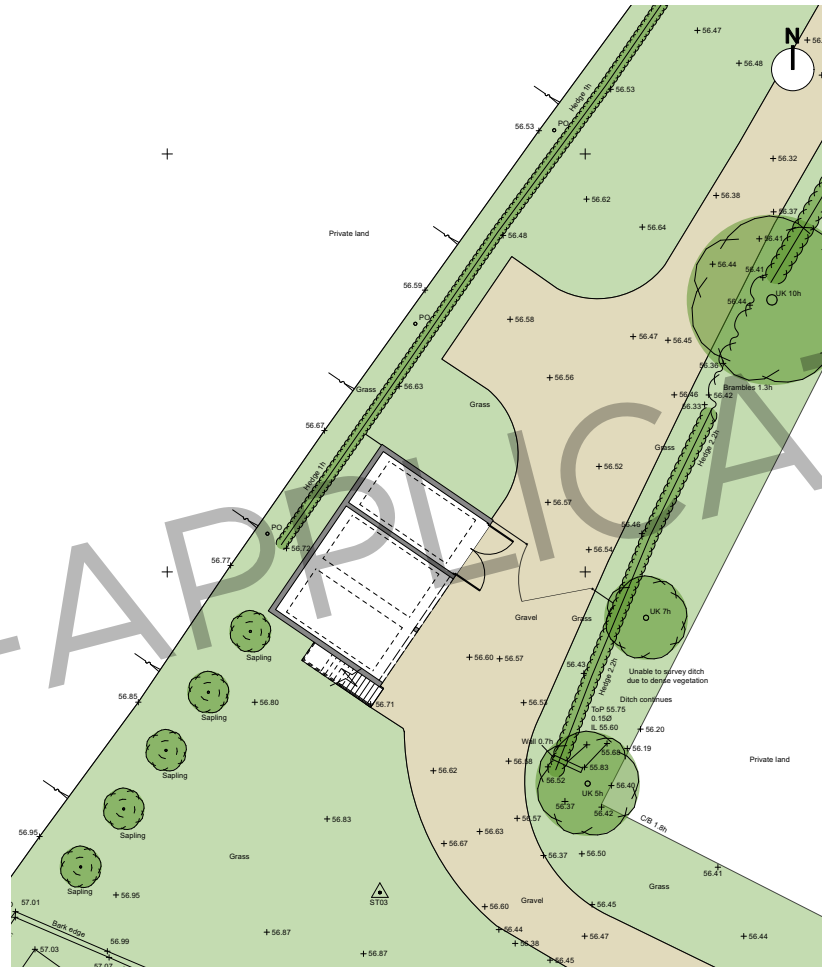
AUTHOR TL CHECK PB

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following client comments.	23/07/2021	HM	PB
B	Amendments following client comments.	16/08/2021	TL	PB

JOB No: 5634 DRAWING No: SK_02 REVISION: B



PRE-APPLICATION



Scale 1:200 at A4

REVISION	DESCRIPTION	DATE	DRAWN	CHECK



TITLE Proposed Site Plan
 PROJECT PROPOSED ALTERATIONS AT The Granary, The Tye
 Lindsey, Ipswich, IP7 6PP
 CLIENT Mr. & Mrs. Boggis

STATUS **DRAFT**
 SCALE 1:200 SHEET SIZE A4
 AUTHOR TL CHECK PB ISSUE DATE 30/06/2021
 JOB NO. **5634** DRAWING NO. **SK_03**

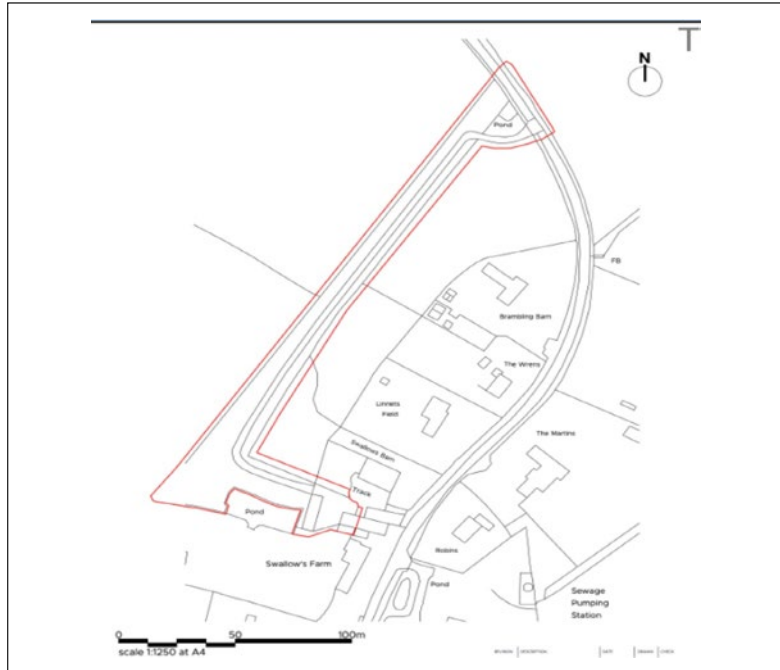
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Reference No: DC/21/04797

PRE-APPLICATION ENQUIRY DC/21/04797



The Granary, The Tye, Lindsey, Suffolk IP7 6PP

Virtual Meeting Date: 27/09/2021

Pre-application Enquiry

This advice is provided as part of the Council's pre-application advice service.

The advice provided here represents a professional officer opinion based on the material submitted and is given in good faith. The Council as Local Planning Authority must consider every planning application on its own merits after having regard to all material planning considerations. The advice provided here is not in respect of a planning application, has not been subject to public consultation or appropriate statutory consultations and is not necessarily accompanied by all the required supporting material and on that basis the advice is not binding on the Council as the Local Planning Authority.

This Advice does not pre-determine the outcome of any subsequent planning application based on the submitted material and/or the Advice provided.

In providing this Advice the Council is seeking to proactively and constructively provide support to potential applicants seeking to deliver sustainable development as encouraged by the Government within the National Planning Policy Framework [NPPF] and National Planning Practice Guidance [NPPG]

The Council is permitted to charge for this advice under the provisions of the Local Government Act 2003. The intention is to recover the cost of providing the service and not to deter applicants and their agents from engaging in pre-application discussions.



The Proposal

The proposed development is for: Meeting and Written Response - Proposed 3 bay cart lodge and studio over with well-considered vehicular turning.

The supporting material comprises:

- Defined Red Line Plan 5634 LP_02 - Received 31/08/2021
- Elevations - Proposed 5634 SK_02 B - Received 31/08/2021
- Plans - Proposed 5634 SK_01 A - Received 31/08/2021
- Block Plan - Proposed 5634 SK_03 - Received 31/08/2021

The Proposed Development and Site

The proposal site is located approximately 50m west of the host dwelling, The Granary. The site is located along a large private driveway with an access that leads onto a highway of 60mph. The

Granary is not listed and may not have previously been considered curtilage listed but is nonetheless considered of historic interest and potentially sufficient to be considered a non-designated heritage asset in its own right. Swallows Barn lies to the northeast and the Grade II listed Swallows Farm lies to the southeast. A large pond is located immediately west of The Granary and agricultural land surrounds the site to the west. The Granary does not lie on any designated land. Class E permitted development rights have been removed from the site.



Relevant Planning History

REF: DC/20/04468	Householder application - Replacement of windows/doors and the installation of 4 No. conservation rooflights, and replacement of existing velux with conservation rooflight.	DECISION: GTD 08.12.2020
REF: DC/21/01704	Discharge of Conditions Application for DC/20/04468- Condition 3 (Proposed	DECISION: GTD 19.04.2021

3

Fenestration)		
REF: B/0527/75/CPU		DECISION:
REF: B/0214/78/FUL	Conversion of existing barn into dwelling.	DECISION: GRA 24.04.1978
REF: B/06/00774	Change of use of land to allow the formation of new driveway and construction of new vehicular access.	DECISION: GRA
REF: B/98/00085	ERECTION OF SINGLE STOREY EXTENSION	DECISION: GRA
REF: B/86/80151	APPLICATION FOR LISTED BUILDING CONSENT - EXTERNAL ALTERATIONS AND ERECTION OF SINGLE STOREY REAR EXTENSION	DECISION: GRA
REF: B/87/01013	ERECTION OF A FRONT PORCH (AS DETAILED IN AGENTS LETTER DATED 23/09/87 TOGETHER WITH ACCOMPANYING DRAWINGS)	DECISION: GRA
REF: B/87/80206	APPLICATION FOR LISTED BUILDING CONSENT - ALTERATIONS INCLUDING NEW PITCHED ROOF OVER REAR EXTENSION AND NEW CHIMNEY STACK, AND INTERNAL ALTERATIONS (AS AMENDED BY DRAWING NOS 933.05 AND 933.06 AND AGENTS LETTER DATED 04/11/87)	DECISION: GRA
REF: B/90/00421	CONVERSION OF EXISTING REDUNDANT GRANARY TO TWO-STOREY DWELLING AS AMPLIFIED BY ADDITIONAL INFORMATION RECEIVED FROM THE APPLICANT ON 23.04.90	DECISION: REF 22.05.1990

Planning Policy

Emerging Local Plan – New Joint Local Plan

The Council is currently in the process of drafting the new Joint Local Plan, however policies are not currently sufficiently advanced as to be given weight at this time. However, as the plan emerges and undergoes the stages of consultation the weight given to these policies will increase and may affect the considerations outlined within this advice. You are advised to review the progression of the Local Plan as it comes forward with regards to any impacts new policies may have on this proposal, details are available on the link below.

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

4

National Planning Policy Framework (NPPF)

The NPPF was revised in 2021, and includes, at its heart, a presumption in favour of sustainable development, however this does not affect the statutory status of the development plan (Local Plan) as the starting point for decision making.

The Council's Adopted Development Plan is:

- Babergh Core Strategy (2014)
- Babergh Local Plan (2006)

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

Relevant Policies include:

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
 CN01 - Design Standards
 CN06 - Listed Buildings - Alteration/Ext/COU
 TP15 - Parking Standards - New Development
 NPPF - National Planning Policy Framework
 NPPG-National Planning Policy Guidance

Constraints

Designated as countryside
 Considered to be a non-designated heritage asset
 Grade II listed Swallows Farm to the southeast of The Granary
 Flood Zone 1
 Pond on site

Consultation Responses

Heritage Team

The pre-application proposes the erection of three bay cartlodge with studio over and vehicle turning hardstanding area. The heritage concern relates to the potential impact of the works on the significance of Swallow's Farmhouse, a Grade II Listed C16-C17 timber-framed and plastered former farmhouse, refaced in C19 gault brick. The farmhouse has a number of formerly ancillary agricultural outbuildings, some of which have more recently been converted to dwellings, including The Granary. They have not previously been considered curtilage listed, but are nonetheless considered of historic interest, potentially sufficient to be considered non-designated heritage assets in their own right, and to make a positive contribution to the significance of Swallow's Farmhouse as part of its historic farmstead.

I have concerns regarding the proposed position of the cartlodge. The farmhouse and its outbuildings historically formed a tight-knit farmstead group, which is still evident. Historically, this was then surrounded by open countryside, likely the agricultural land managed by the farm, as shown by the early OS Maps. This has been eroded somewhat by later development to the north and south, along the road, but, the open land and thus connection to the countryside to the west has been retained. The proposed cartlodge is located to this west side, I consider too far from the

existing buildings to read as part of the farmstead group, but still within the setting of the farmstead. Consequently, while the impact may not be as great as for a new house in this location for example, I still consider it would erode the undeveloped, open aspect to the west of the farmstead and thus the remaining historic connection between the former farmhouse, the farmstead and the wider agricultural land, and thus harm the significance of Swallow's Farmhouse and any of the former agricultural buildings with sufficient historic interest to be considered non-designated heritage assets. I would categorise this harm as a 'very low to low level of less than substantial' for each asset. The design of the cartlodge is in isolation not of any particular issue, although the number of rooflights on the front elevation is possibly a bit excessive, due to their prominence when combined, but it is the location that is the primary concern. The site meeting suggested that there may not be any viable options for reducing or removing the harm, either by moving the cartlodge closer into the farmstead group, or even further away, or locating the proposed uses in an existing structure, but further exploration of these options could be undertaken.

I have no concerns regarding the creation of an area of hardstanding, as proposed, for vehicular turning. I consider this would not be read as built development in the same way as a cartlodge structure.

Advice:

Principle of Development

Class E Permitted Development Rights have been removed from the site. As such the proposal would therefore require formal planning permission.

The principle of erecting a detached cart lodge is assessed under Local Plan Policies CN01, CN06, TP15 and the provisions of the NPPF. The policies protect residential amenity and ensure the environment is maintained and enhanced with consideration of the existing dwelling, character of the locality and setting and significance of the heritage assets. The principle of erecting a detached cart lodge is acceptable in accordance with these policies.

Design and the Historic Environment

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must respond to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*" (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303)

Any proposal that comes forward must have regard to Local Plan Policies CN01 and CN06, having had regard to the scale, form, design and construction of the cart lodge to ensure it is appropriate and sensitive to the character of the locality, the existing building and setting of the surrounding listed buildings.

The proposed cart lodge would be located approximately 50m west of The Granary and would measure approximately 9.6m in width, 6.5m in depth and 6.5m in height to the ridge. Three parking spaces are proposed, one of which is secure, and an office space is proposed above.

It is considered that the number of roof lights on the principal elevation is slightly excessive however the overall design is unopposed. The location of the proposed cart lodge would likely cause a very

low to low level of less than substantial harm to the setting and significance of the heritage assets. An area of hardstanding, in lieu of the proposed cart lodge, would likely be acceptable.

The proposed position of the cart lodge raises concerns as it would likely interrupt the open connection to the countryside to the west. The cart lodge is considered to be located too far from the existing buildings and is considered by the Heritage Officer to erode the undeveloped, open aspect and therefore cause harm to the setting of the farmstead and wider agricultural land.

Should a formal application be submitted, details of the materials to be used in construction should be provided. It was raised during the meeting that there is a change in levels on the site and therefore it is recommended that a topography plan be submitted on a formal application as it may assist in further assessment from the Heritage Officer.

During the meeting it was also raised that the proposed location would be the most suitable, given the layout of the existing parking area and outbuildings on site. Alternative locations should be explored further, and a clear and convincing justification for the level of harm to a designated heritage asset should be provided in accordance with Paragraph 200 of the NPPF. Any public benefits that outweigh the level of harm identified would need to be demonstrated in accordance with Paragraph 201 of the NPPF. However, for a cart lodge within a private residential curtilage, the public benefits are likely to be limited.

When considering the impacts of the proposal to the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in accordance with Paragraph 203 of the NPPF. On a formal application, the level of harm that is found to a non-designated heritage asset may be significant to warrant refusal.

The Natural Environment

If the site is to be located near to any ponds, watercourses, or significant trees capable of supporting protected species, an ecology report would be required to support an application. If that ecology report recommended further investigations/ reports these will also be required prior to submitting any application. Failure to do so may result in a refusal.

If any development is proposed near to the neighbouring woodland areas, significant trees or hedgerows which are to be removed, an arboricultural report would be required to ensure the habitats for priority and protected species are maintained in line with the Council's statutory duties.

Any future application will likely be referred to Place Services Ecology and the Council's Arboricultural Officer for comment. Should any objections be raised, this may warrant refusal of the application.

Highways, Access and Parking

In respect of TP15 and Paragraph 110 and 111 of the NPPF, development should not adversely affect the highway network and associated safety.

SCC Highways have not been consulted as part of this enquiry but would be consulted should a formal planning application be submitted. The proposal must ensure it accords with the Suffolk Guidance for Parking (2019). It is considered that there would unlikely be significant impacts on the highway to warrant refusal of an application on this basis.

Further details of the SGP can be found at: <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>.

Residential Amenity, Safe and Secure Communities

Policies within the adopted development plan and Paragraph 130 of the NPPF require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties.

The proposed cart lodge would be of a sufficient separation distance to neighbouring dwellings to not create significant concern of detrimental impacts to loss of privacy or loss of light and would not be considered overbearing.

Whilst the use of the first-floor is shown as an office space, it would not be considered to result in impacts to residential amenity by way of traffic generation or any separate residence, and this could be suitably controlled via an occupancy restriction to ensure the use of the first-floor office space remains incidental and ancillary to The Granary.

Conclusions/ Planning Balance

Based on the information provided, it is the view of planning officers that the proposal would require the benefit of further planning permission from the Local Planning Authority. Should a formal application be submitted as has been submitted under this pre-application advice, it is considered that such a proposal may not receive the support of planning officers based on the consultation provided from the Heritage Officer. Following the submission of further information and amendments, the proposal may be more likely to receive the support of planning officers, but this would be subject to a satisfactory consultation with the Heritage Team.

The principle of erecting a detached cart lodge is acceptable provided the proposal accords with the relevant policies, however further details and amendments outlined within this pre-application advice would need to be submitted on any future application. The proposal is unlikely to raise concern of highway safety or residential amenity and, subject to minor amendments, the overall design is likely to be acceptable.

Heritage Pre-Application Advice has been undertaken as part of this enquiry and the siting of the proposal is considered to create a very low to low level of less than substantial harm. Further information, such as a sufficient justification that outweighs this low level of harm will need to be provided. Alternative locations should also be explored. If the justification for this location is not considered sufficient then the application may warrant refusal. You are encouraged to contact the heritage team prior to submitting a formal application.

The applicant is encouraged to discuss the proposal with neighbours and the Parish Council prior to submission of a formal application.

Planning Risk Assessment

If a submission was made as has been submitted under the pre-application advice, it may be refused due to unacceptable impact to the setting and significance of the heritage assets. As such you are encouraged to contact the Council's Heritage Team prior to the submission of a formal application for further advice with regards a revised proposal.

Expected Supporting Material in the Event of a Planning Application

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/>. However on the basis of the information provided I would particularly draw your attention to the need to provide:

- A completed application for householder planning permission;
- A completed land ownership certificate (contained within the planning application forms);
- A defined red line site location plan (with the application site edged in red and all other land the applicant's ownership edged in blue)
- Existing and proposed Block Plans (or site layout plans);
- Existing and proposed roof plans (illustration on block plans is acceptable);
- Existing and proposed floor plan drawings with annotated scale bar;
- Existing and proposed elevation drawings with annotated scale bar;
- Design and Access Statement
- Preliminary Ecological/Arboricultural Report
- Heritage Impact Statement
- The correct fee.

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist.

- For Householder development (not suitable for joint Listed Building Application) you can submit electronically on our website <https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/>
- For all types of development you can submit electronically via the Planning Portal https://www.planningportal.co.uk/info/200232/planning_applications (please note that applying via this site may incur a submission charge)
- For all types of development you can download the relevant application form from the Planning Portal and send to us by email or post https://www.planningportal.co.uk/info/200126/applications/61/paper_forms

Contributions

Community Infrastructure Levy

Applications for development are subject to Community Infrastructure Levy (CIL).

All new build development over 100sqm (internal), including residential extensions and annexes and all new dwellings regardless of size must pay CIL.

CIL is payable on Permitted Development as well as Planning Permission development

CIL is payable when the development is commenced and you must notify of commencement using the appropriate forms

Failure to submit a Form 6 Commencement Notice and give a minimum of 1 days notice of commencement will result in the loss of exemptions, relief and/or the right to pay CIL by instalments.

As part of any application you will need to submit the appropriate CIL form. Further information is available on our website:

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

The CIL forms are also available online:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of a development, especially for major developments and any development with Self Build Housing aspirations. If it is intended at any time that your development will be phased then you will need to ensure such phasing is expressly detailed in the planning application prior to determination. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations. You will need to also ensure the planning case officer is fully aware of the intention to phase the development and include a phasing plan that shows the relevant phases of the development as well as a clear linear sequence of such phases that would align with the phasing of CIL payments you would find acceptable.

Building Control

Pre-application advice is also available from our Building Control Team. Find information online: <https://www.midsuffolk.gov.uk/building-control/> or contact the Building Control Manager, Paul Hughes, on 01449 724502. We can offer specialist support, local knowledge and a quality service with expert independent and impartial advice.

Charges include access to the surveyor appointed for any query that may arise before or during construction as well as a tailored inspection regime including inspections which only need to be booked by 10am on the day the inspection is required.

We can also provide carbon emission / fabric energy efficiency calculations at pre-application stage to support planning applications and the necessary Part L calculations and Energy Performance Certificates for Building Regulations compliance and our partners at LABC Warranty can offer a very competitive warranty for all new dwellings which we would be happy to provide further details for / liaise with on your behalf.

NOTES

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be given about the decision.

This advice is based on the information provided, background details and constraints at the current time. These circumstances can change and this may affect the advice you have received. You may wish to seek confirmation that the circumstances have not changed if you are considering submitting an application and any substantial amount of time has passed since the date of this advice.

Michael Booker

Planning Officer

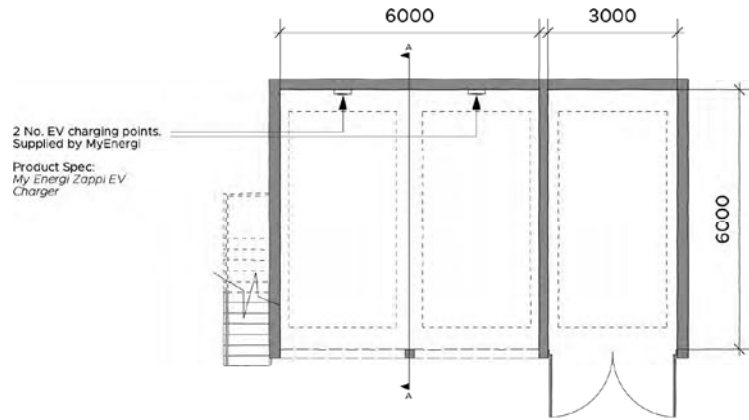
Tel: 01449 724603

Email: michael.booker@babergmidsuffolk.gov.uk

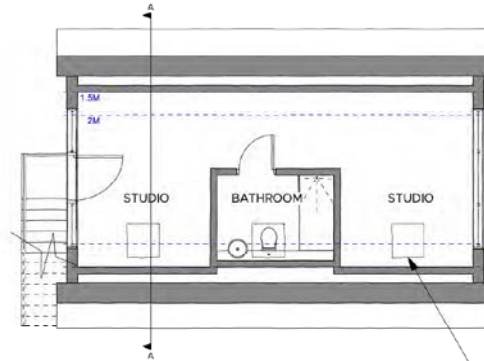
11th October 2021

Any questions please contact us



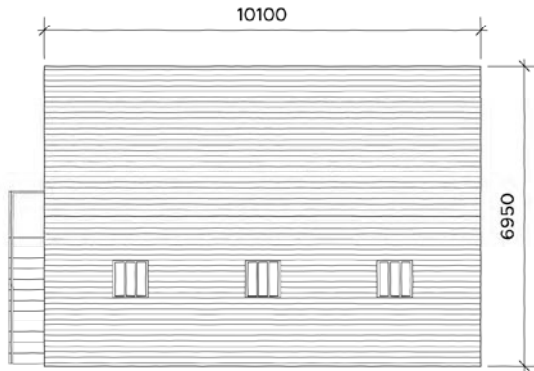


GROUND FLOOR PLAN

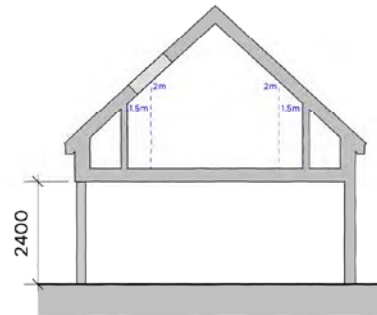


FIRST FLOOR PLAN

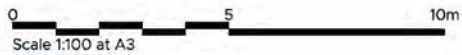
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Width: 821mm Length: 1133mm



ROOF PLAN



SECTION CUT AA



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5634_PA_01B Cartilage Proposal vxx



PROJECT PROPOSED ALTERATIONS AT
The Granary, The Tye
Lindsey, Ipswich, IP7 6PP
CLIENT Dr. & Mrs. Boggis
STATUS PLANNING

TITLE Proposed Plans
SCALE 1:100 SHEET NO. A3
ISSUE DATE May 2022
AUTHOR TL CHECK PB

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following validation requests.	10/06/2022	TL	PB

JOB NO. 5634 DRAWINGS PA_01 REVISION A

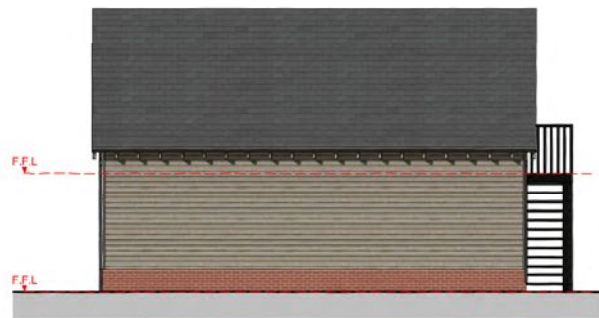




SOUTH-EAST ELEVATION



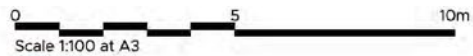
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



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PROJECT PROPOSED ALTERATIONS AT
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 Lindsey, Ipswich, IP7 6PP
 CLIENT Dr. & Mrs. Boggis

STATUS **PLANNING**

TITLE Proposed Elevations

SCALE 1:100 SHEET SIZE A3

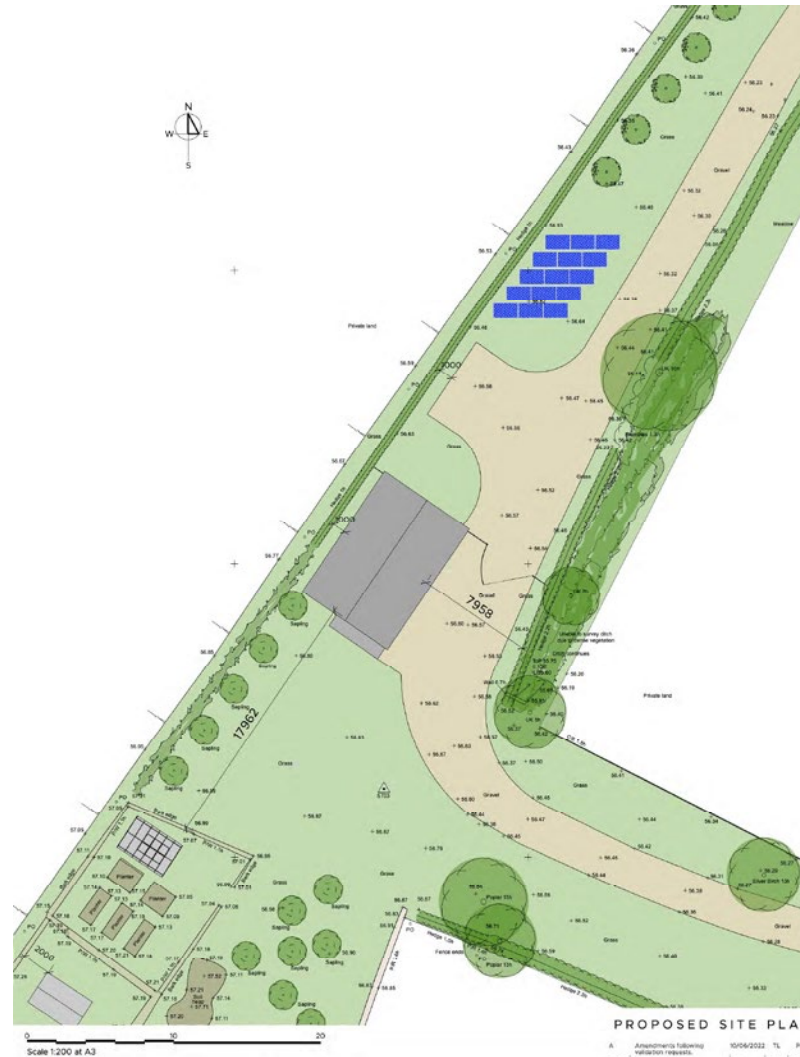
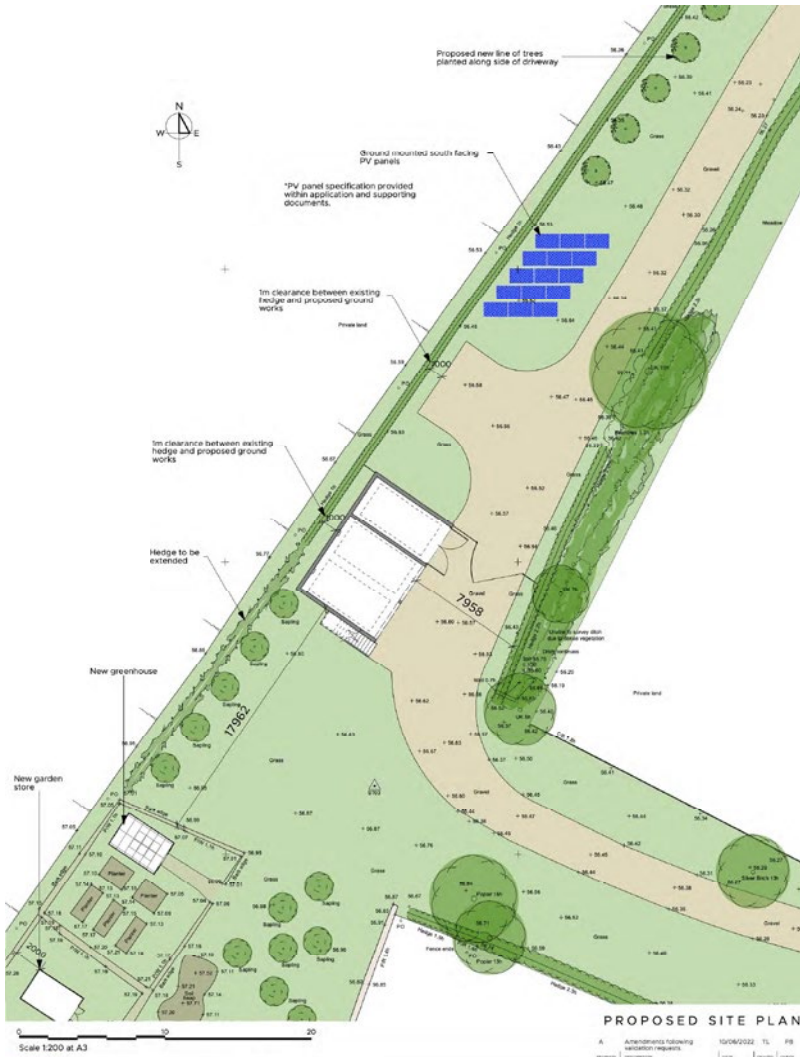
ISSUE DATE May 2022

AUTHOR TL CHECK PB

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following validation requests.	10/06/2022	TL	PB

JOB NO. **5634** DRAWING NO. **PA_02** REVISION **A**





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Proposed Site Plan

PROPOSED ALTERATIONS AT
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 Lindsey, Ipswich, IP7 6PP

Dr. & Mrs. Buggis

Scale 1:200 sheet no. A3
 10/06/2022 May 2022

PLANNING

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Proposed Block Plan

PROPOSED ALTERATIONS AT
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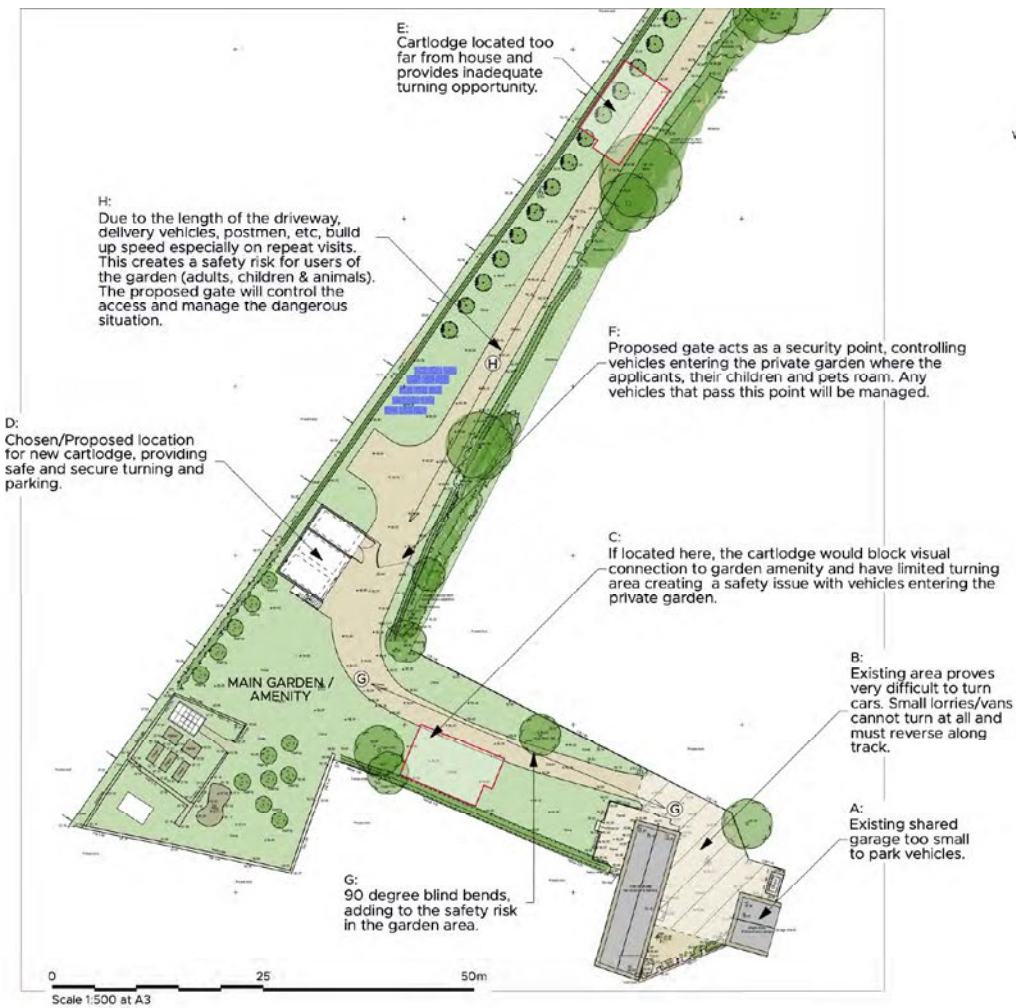
Dr. & Mrs. Buggis

Scale 1:200 sheet no. A3
 10/06/2022 May 2022

PLANNING

5634 PA_04 A







PROPOSED MATERIALS



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 CLIENT Dr. & Mrs. Boggis
 STATUS PLANNING

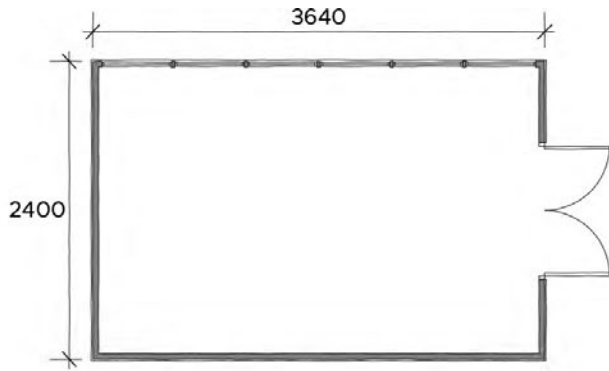
TITLE Proposed Materials

SCALE NTS SHEET SIZE A3
 ISSUE DATE May 2022
 AUTHOR TL CHECK PB

REVISION	DESCRIPTION	DATE	DRAWN	CHECK
A	Amendments following validation requests.	10/06/2022	TL	PB

JOB No: 5634 DRAWING No: PA_06 REVISION: A





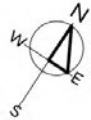
FLOOR PLAN



FRONT ELEVATION



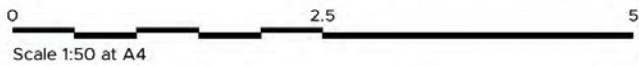
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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PROJECT PROPOSED ALTERATIONS AT
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 Lindsey, Ipswich, IP7 6PP
 CLIENT Dr. & Mrs. Boggis

STATUS **PLANNING**

TITLE Proposed Garden Store

SCALE 1:50 SHEET SIZE A4

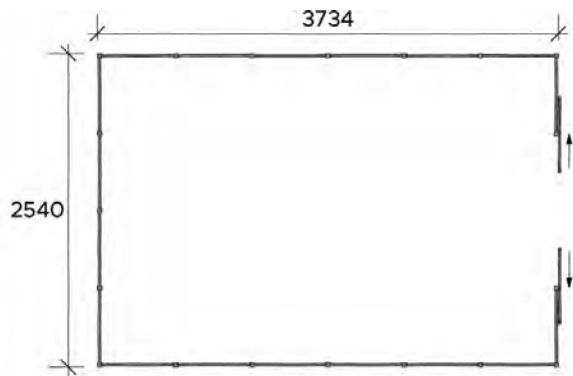
ISSUE DATE June 2022

AUTHOR TL CHECK PB

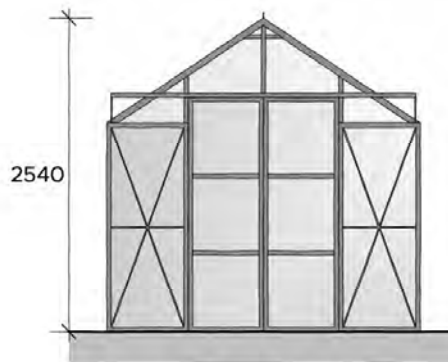
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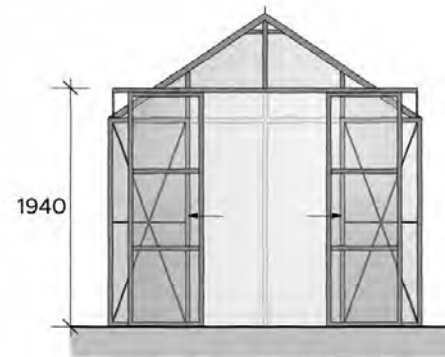




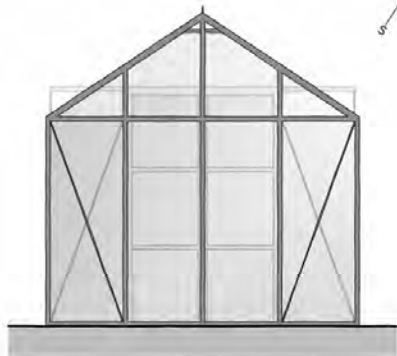
FLOOR PLAN



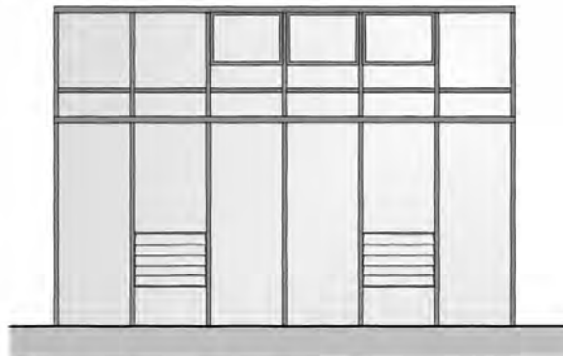
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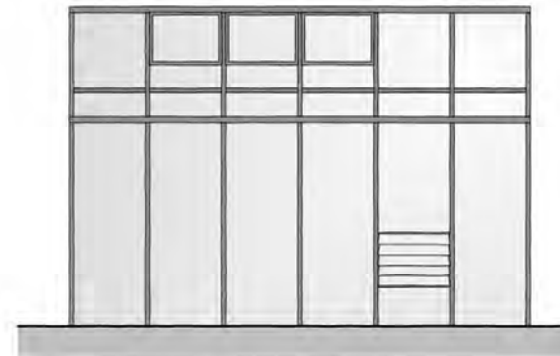
NORTH-EAST ELEVATION



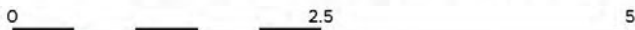
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



Scale 1:50 at A4



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PROJECT PROPOSED ALTERATIONS AT

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CLIENT Dr. & Mrs. Boggis

STATUS **PLANNING**

TITLE Proposed Greenhouse

SCALE 1:50 SHEET SIZE A4

ISSUE DATE June 2022

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REVISION	DESCRIPTION	DATE	DRAWN	CHECK

JOB No. **5634** DRAWING No. **PA_08** REVISION

