

Mr P. Isbell
Chief Planning Officer
Babergh & Mid Suffolk District Council,
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Date: 1st June 2022
Our Ref: 5634/PB
Planning Portal Ref: PP-11247918

Dear Sir/Madam,

**Re: Proposed 3 bay cart lodge (with accommodation over)
The Granary, Lindsey Tye, Suffolk**

I write in reference to the attached planning application at The Granary, Lindsey Tye, Suffolk for a proposed 3 bay cart lodge including vehicular turning, covered parking, EV charging, garden storage, studio/home office over, and ground mounted PV panels.

This application follows an earlier pre-application enquiry (ref: DC/21/04797) carried out in 2021. The principle of the proposed detached cart lodge was accepted subject to amendments raised in the pre-app response relating to the number of rooflights. The design has since been amended and the rooflights have been reduced from five to three.

Due to the proposals proximity to a grade listed building, heritage advice was requested at the pre-application stage. The heritage team requested further justification of the proposed location of the new cart lodge, and to demonstrate that other locations have been explored. The pre-app response also recommended further heritage consultation, however we are aware of the heritage team extensive workload, so on balance have decided to make a formal planning application.

The proposed building will be used in associate with the existing dwelling (The Granary), and provide much needed vehicular turning, covered parking, EV charging, garden storage and flexible studio in the roof space (home office for both Dr & Mrs Boggis). The application also includes ground mounted PV panels, which will help support the energy requirement for the house, studio and EV charging points.

Both Dr & Mrs Boggis work for London based companies, and since the pandemic they have been working from home, in-fact it has now been confirmed that Mrs Boggis will now move to 100% working from home, with Dr Boggis working the majority of the week at home also. This change has raised the need for a more permanent home office solution, and the roof accommodation will provide a solution offering a suitable office environment.



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Due to the nature of the narrow/long site the applicants currently suffer real issues relating to vehicular turning and speeding vehicles. These problems are heightened by the increased number of deliveries that households benefit from now, something that is only going to increase in time. The issues relate to the limited space for turning and speeding delivery drivers and are problems that relate to the eastern courtyard adjacent to the house, the narrow long driveway & soft landscape verges. These problems have led to issues/damage (especially during the wetter months) along with real safety concerns when the family use the private amenity area. The problems are well demonstrated in both the accompanying images and video 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 adjacent & in front of the new cart lodge. 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. This garden is regularly used by the applicants family and friends including their two children and pets.

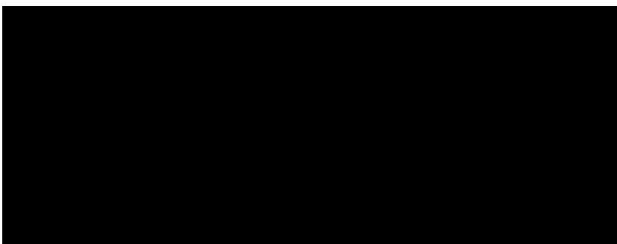
As requested by the heritage team in the pre-app response, alternative locations for the cart lodge have been considered (see accompanying documents). However no other location provides the size of turning space required and would detrimentally affect the quality and safety of the private garden. The current access to the house will be retained, however will be better managed and only used on occasions when direct house access is required.

The applicants currently own electric vehicles, and the new EV charging points within the cart lodge 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.

I look forward to receiving registration of the application. If any further information or clarification is required at this stage, please do not hesitate to contact me direct.

Yours sincerely

For Wincer Kievenaar



PHILIP BRANTON