



Artisan
Planning & Development Consultants

Bullrush Barn, Messuage Farm, Russell's Green, Wilby IP21 5LX

Proposed variation of Condition no.2
(approved drawings) of Planning Permission
21/01787 for Single Storey Extension at
Bullrush Barn

Planning Statement

Prepared for Adam Ward

June 2022

Artisan Ref: A4371

Date	Version	Author	Checked by
110622	0.1 Final draft	LS	MJS

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1. Introduction & Planning Submission Checklist

Introduction

- 1.1 Planning Permission 21/01787 was granted in June 2021 for a single storey extension and erection of a porch on Bullrush Barn. This application seeks to vary the approved drawings in a relatively minor way in terms of impact on the appearance of the new build but further design changes to the interior layout will bring about a marked improved to the layout and ergonomics of the new floorspace.
- 1.2 Furthermore, because of the requirements of Building Regulations, the amount of glazed area to the proposed porch hallway and bedroom has had to be reduced in size and this together with other minor amendments, is proposed in the submitted revised drawings listed below.
- 1.3 The extension is under construction.
- 1.4 Adam Ward remains the owner and applicant.

Planning Submission Checklist

- 1.5 This application comprises the following:

General

Application form
Application fee of £x to be paid directly

Technical Reports

Planning Statement (June 2022) by Artisan

Drawings

Designer : Jeffrey Wright MCSD

1347-01D Layout Plan Existing and Proposed
1347-03D Elevations Existing and Proposed

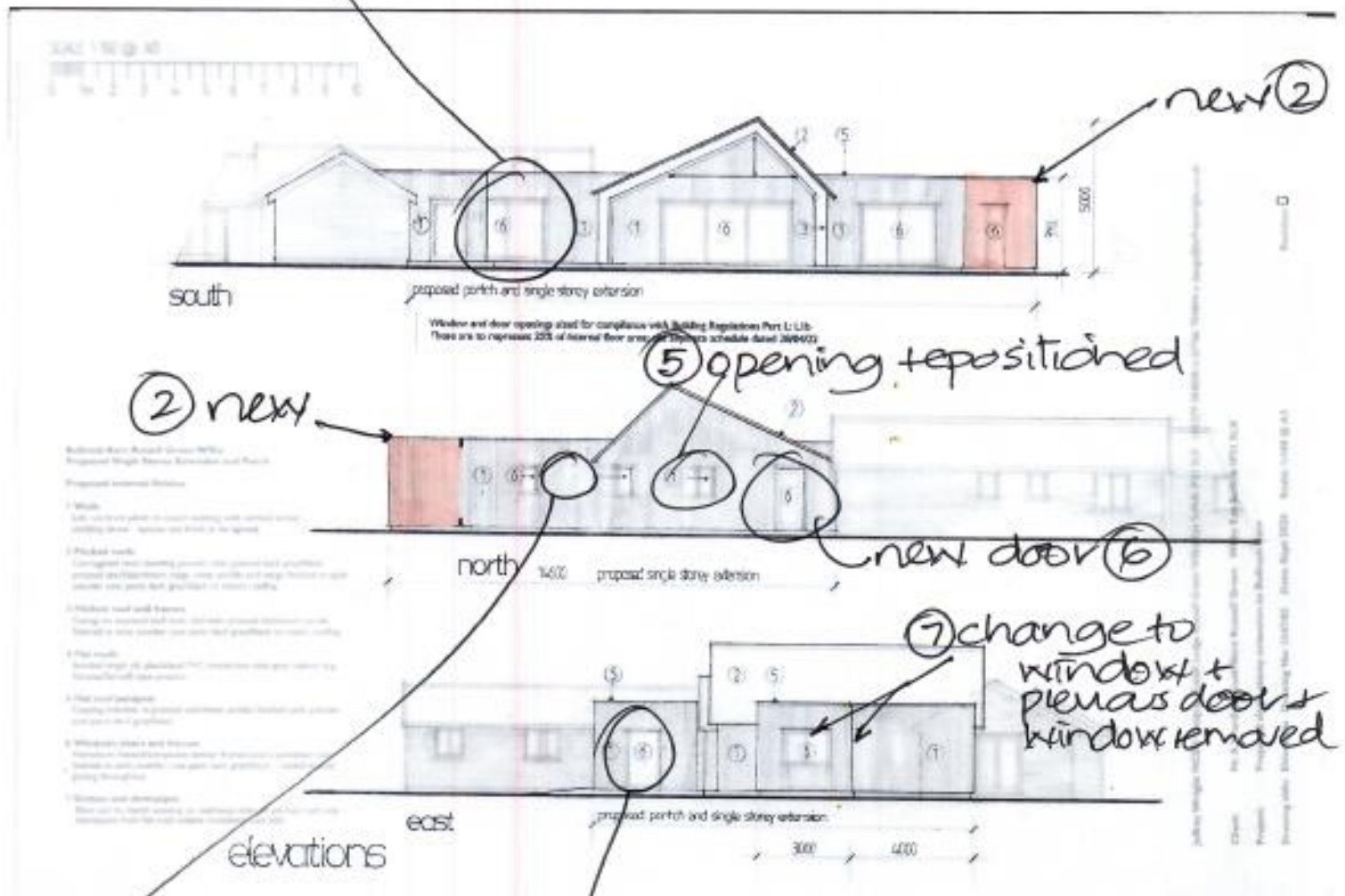
2. Proposed Development

- 2.1 This application is made under S.73 of the Town and Country Planning Act 1990 and seeks to vary two of the drawings listed as approved by Condition no.2 of the permission 21/01787 and cited in Section A of the Decision Notice.
- 2.2 As is evident from an examination of the approved drawings and the revised drawings, the proposed changes are relatively minor so that the existing scale, appearance and form of Bullrush Barn and its approved extension remain relatively unchanged by these variations. Similarly, the changes will have no impact on any neighbours.
- 2.3 On submission of the proposed extension application in 2021 a Heritage Impact Assessment was submitted but the Planning Case officer at the time concluded that a formal consultation of the Council's heritage team was not required. The same must be true for these proposed variations. The very small extension of that approved is of no material consequence in heritage terms as there is no change of scale and external materials previously approved, will still be applied to revised areas and elevations.
- 2.4 The changes to the approved drawings are highlighted on the annotated insets which follow on the next pages. In terms of the amount of additional development/floorspace proposed over and above that which has been approved (84m²) amounts to 14.85m² and so remaining under 100m² for CIL purposes.
- 2.5 Thus, the proposed variations are fully compliant with extant Policy H18 of the Mid Suffolk Local Plan (1998). In summary, there are considered to be no policy conflicts arising out of the principle of the proposed variation to the design and layout of the approved extension or in its detail.

END

changes to drawing 1347-03

① opening reduced in size



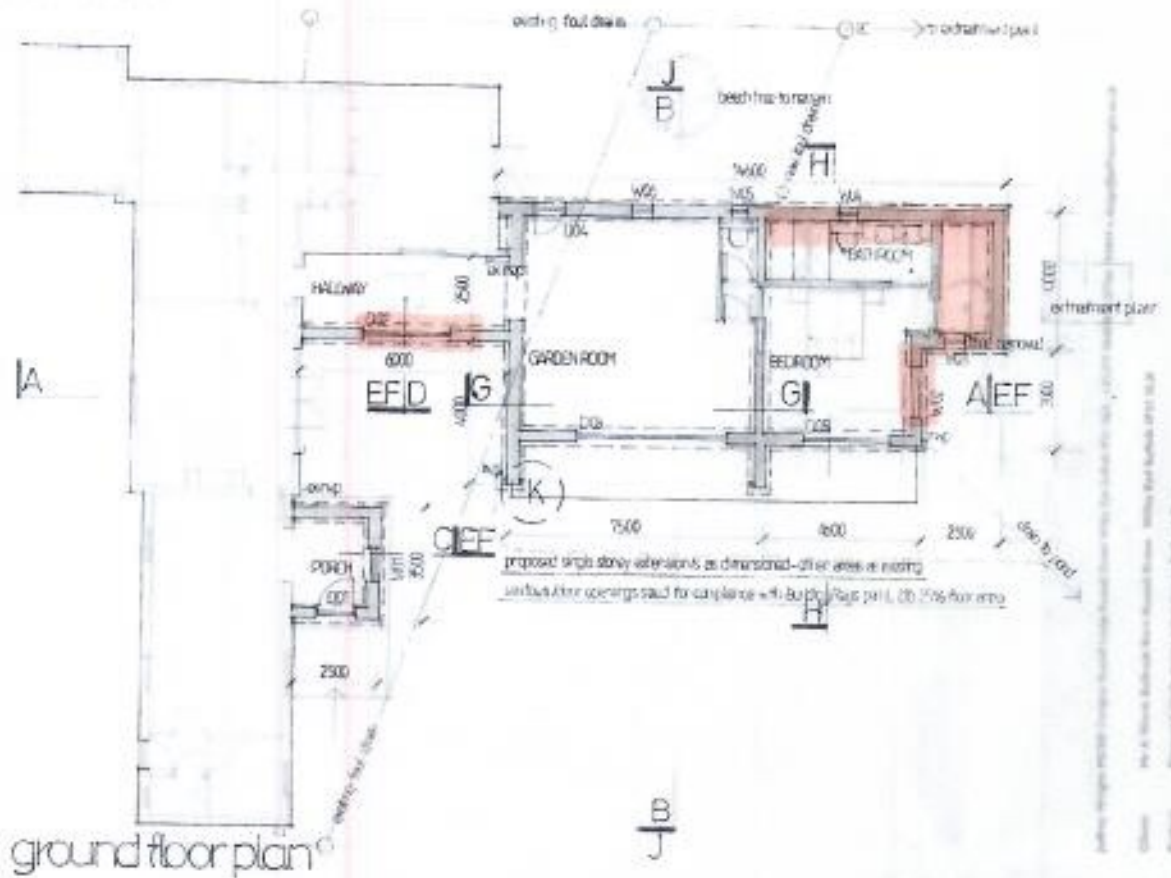
③ opening removed

④ door size changed.

dwg 1347-03D

north

SCALE 1:100 @ A3



ground floor plan

J/B

drawing 1347/01D

south