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Our ref: E350.C1.Let16
22nd August 2022

Dear Sir / Madam,

PRIOR NOTIFICATION OF THE CHANGE OF USE OF AN AGRICULTURAL BUILDING TO RESIDENTIAL

COLLEGE FARM, EARLS GREEN

This Prior Notification submission is for the intended change of use of a barn and its curtilage land from its present agricultural use to 5 houses using the permitted development rights afforded under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q.

The proposal will create 5 single-storey houses (3 larger and two 2 dwellinghouses), together with car parking and external amenity space in the hamlet of Earls Green which is an established residential location.

The building was originally constructed to house livestock however due to its size and proximity to nearby houses it has only been used to store spare agricultural equipment in recent years. This is not an efficient use of this building which could be put to better use as houses. This use would be more in keeping with the barn's surroundings which is an established residential hamlet.

It is proposed that three larger houses are created, with a cumulative floor area of 364.86sqm square meters, and two smaller houses with floor areas of 75.73sqm and 75.56qsm are created as permitted under the Class Q.

This statement assesses the site against the criteria of the Class Q permitted development requirements and finds that the building conforms to the requirements set out.

Evolution Town Planning Limited

Registered Office:

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Thurston Bury St Edmunds
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Registered in England Number
10636748



Existing and proposed plans as well as a structural survey accompany this submission. This report describes the proposed building operations required to carry out the conversion, confirms that the building is in a sound state which is capable of conversion and that the proposal conforms to the requirements of Class Q.

We enclose the following documents with this application:

1. Prior Notification Application Forms
2. This Covering letter – E350.C1.Let16
3. Planning Statement – E350.C1.Rep11
4. Existing Plans and Elevations – 1925/01 Rev A
5. Proposed Plans and Elevations – 1925/02 Rev A
6. Block Plan as Proposed – 1925/03 Rev A
7. Location Plan
8. Envirocheck Contamination Report
9. Structural Survey – BHA Consulting Ref 3760

We trust that this is sufficient for you to progress this application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
SENIOR PLANNER
EVOLUTION TOWN PLANNING LTD