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Babergh & Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Our Ref: PS/4488/aw – *Please quote in all correspondence*

Dear Sirs

**PROPOSED NEW DWELLING LAND ADJ. HARLESTON HALL, HARLESTON, IP14 3JQ
(FOLLOWING DEMOLITION OF EXISTING BARN)**

Please find enclosed our revised Detailed Planning Application following the withdrawal of the previous application for a single dwelling on the above site together with our drawings number 4488/101B/106/107 & 108, our Design & Access Statement, Bio-diversity check list, Land Contamination check list, Land Contamination Overview, Bio-diversity Report, Phase I report & Design Expectations Validation form.

The site has the benefit of an existing Part Q Consent, reference: DC/21/04444. We had earlier discussions with your Council in relation to your Local Authority's acceptance that a Full Planning Application can be made adjacent this site for a new dwelling once a Part Q had been achieved based on the fall-back position of the Residential Consent as established in *Marshall v Tonbridge*. This principle was agreed in a Pre-app and was recently confirmed when we achieved a similar Detailed Approval, Planning reference: DC/21/04375.

Our proposal, therefore, is along similar lines to replace an existing Part Q Consented Barn with a new individually designed barn-style dwelling on the site. The amended plan removes the rear extension as agreed, and I am pleased that your Officers are now happy to support this application.

The scheme has been very carefully designed to complement other barns near the site. The scale of the building takes account of the adjoining range of barns, and existing barn we are proposing to demolish.

We have selected a pallet of materials to complement all of the buildings around. The orientation of the building has been carefully considered to avoid overlooking neighbouring properties to ensure there will be no adverse impact on residential amenity.

The building has been designed in the form of an agricultural barn so it will fit comfortably with the existing group of buildings. The property sits back from the road and will have very little, if any, impact on the wider setting.

We believe the design of the current proposal is an improvement over the Part Q Consent and the new design will fit more comfortably within the rural setting.

If following the Consultation Period you have any queries or concerns we welcome the opportunity to discuss the matter with you.

Yours faithfully



Paul Scarlett

BROWN & SCARLETT