

Planning Statement

Project: Change of use of annexe from residential to holiday let

Site: Pilgrims Barn, Bury Road, Hitcham

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Prepared by Tim Moll Architecture Ltd
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1. INTRODUCTION

This Statement accompanies an application change of use of an anexe. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

2. Site analysis and Evaluation and description of proposals

Pilgrims Barn is a grade II listed building. The barn dates from 16th C and is timber framed with timber weather boarding walls and a mixture of pantiles and slates on the roof. The outbuilding is thought to be around 100 years old with brick and weather boarded walls and slate roof. The house sits in a large plot on the edge of the village.

3. Recent history and purpose of the application

The applicant has been using the annexe as a holiday let since 26.06.2021, not knowing that this was an unauthorised use.

Enforcement (Matt Deal) investigated the situation and liaised with planning (Masha Kavani) who confirmed that a change of use would likely to be supported by the council.

See email below:

Dear Mrs Tolchard

Apologies for the delay in coming back to you following our conversation and my below email in July.

I can confirm that I have liaised with the planning officer Mahsa Kavani (who determined your planning application in 2019 - DC/19/00993).

I am pleased to confirm that Mahsa has advised that the Council supports tourism and given the current C3 use of the annexe, it is likely a full planning application for retrospective change of use of the annexe from residential use to holiday let would be supported.

On that basis, please can I therefore invite you to prepare and submit a full planning application for the above change of use, at your earliest opportunity?

You may want to enlist the assistance of your planning agent Tim Moll with the application.

Given the current use of the annexe as a holiday let is unauthorised, the formal application/permission is required to resolve the current breach of planning, and the development is subject to enforcement action without it.

However, if you submit the application and it is approved as hoped, then the breach will be resolved and no further action will be taken.

I trust you will therefore look to submit the required application as soon as possible – please confirm by prompt reply.

Kind regards

Matt Deal

Senior Planning Enforcement Officer

4. SCALE

N/a

5. CONCLUSION

This application should be approved as tourism is welcomed in the area.