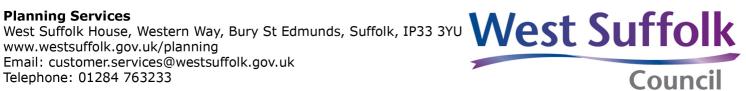
Planning Services

Email: customer.services@westsuffolk.gov.uk

Telephone: 01284 763233



Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

0'' 1 ''		
Site Location Disclaimer: We can only make recommendations based on the answers given in the questions.		
Number		
Suffix		
Property Name		
The Old Greyhound Barn		
Address Line 1		
Bury Road		
Address Line 2		
Address Line 3		
Suffolk		
Town/city		
Hopton		
Postcode		
IP22 2NU		
Description of site location must	be completed if postcode is not known:	
Easting (x)	Northing (y)	
599189	278741	

Planning Portal Reference: PP-12015153

Description
Applicant Details
Name/Company
Title
Mr
First name
John
Surname
Roadley-Battin
Company Name
DRAWINGSERVICESJRB
Address
Address line 1
37 Boby Road
Address line 2
Address line 3
Town/City
Bury St Edmunds
County
Country
United Kingdom
Postcode
IP32 6SU
Are you an agent acting on behalf of the applicant? O Yes
⊙ No

Contact Details
Primary number
***** REDACTED ******
Secondary number
Fax number
Email address
***** REDACTED *****
Eligibility
Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.
The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.
The questions below will help determine if the proposals are eligible for this permitted development right.
The current building and site
Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?
✓ Yes○ No
Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:
 For periods prior to 1 September 2020 Shops (Use Class A1);
- Financial and professional services (Use Class A2);
- Food and drink (Use Class A3) - Business (Use Class B1);
- Medical or health services
Non-residential institutions (Use Class D1(a));Crèche, day nursery or day centre
- Non-residential institutions (Use Class D1(b));
- Indoor and outdoor sports Assembly and leigure (Lieu Class D2(a)), other than an indeer swimming peel or sketing risk:
 Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink; For periods from 1 September 2020
- Commercial, Business and Service (Use Class E)
Does the cumulative floor space of the existing building exceed 1,500 square metres?
○ Yes
⊙ No

• in a site of special scientific interest;
a listed building or land within its curtilage;a scheduled monument or land within its curtilage;
• a safety hazard area;
• a military explosives storage area;
Or, is the building:
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the
countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site
○ Yes
⊗ No
The proposed change of use
For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)). Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?
○Yes
Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the <u>nationally described</u> <u>space standard?</u>
○ No
Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that
purpose is ancillary to the primary use as a dwellinghouse?
○ No
Applicultural top auto
Agricultural tenants
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Is any land covered by, or within the curtilage of, the building:

Proposed works Please describe the proposed development including details of any dwellinghouses and other works proposed Convert Office and Storage Barn into a Two-Bedroom Single storey Dwellings and a Three Bedroom Two Storey Dwelling in the original Barn. Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses As shown on Proposed drawings What will be the net increase in dwellinghouses? 2 This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development. Impacts and risks Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access The access to the site will remain the same, the amount and type of vehicles will be vastly reduced Please provide details of any contamination risks and how these will be mitigated Document attached Please provide details of any flooding risks and how these will be mitigated. Document attached A flood risk assessment should accompany the application where the site: • is in Flood Zones 2 or 3; or • is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency). Check if your site location is in Flood Zone 2 or 3 online Check with your Local Planning Authority to see if your site is in an area with critical drainage problems. Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated No commercial premises remaining If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated N/A If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated N/A

Description of Proposed Works, Impacts and Risks

N/A	
List of flats and other premises in the exi	
Please provide a list of all addresses of any flats and any other pro	emises within the existing building
House name:	
The Old Greyhound Barn	
Number:	
Suffix:	
Address line 1: Bury Road	
Address Line 2:	
Hopton	
Town/City: DISS	
Postcode:	
IP22 2NU	
Declaration	
	ercial/business/service to dwellinghouses as described in this form and e confirm that, to the best of my/our knowledge, any facts stated are true and
accurate and any opinions given are the genuine options of the	e persons giving them. I / We also accept that: Once submitted, this information
will be transmitted to the Local Planning Authority and, once va	alidated by them, be made available as part of a public register and on the
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