

Mr P Isbell
Chief Planning Officer
Mid Suffolk District Council
Endeavour House
Russell Road
Ipswich
IP1 2BX

My Ref: 2886
09 May 2023

Dear Mr Isbell,

Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
Prior Notification Procedure
Class MA: Change of use of building from Class E (commercial) to Class 3 dwellinghouse
The Cutting Cottage, Bobby Hill, Wattisfield, Suffolk, IP22, 1NL.

I am instructed to submit a Prior Notification application as described above. The application comprises this letter together with the following documents:

- Application form;
- Site Plan scale 1:1250;
- Location Plan;
- Floor Plan;
- Enviroscreen Report; and,
- Environment Agency Flood Map.

The application building is redundant. It was last used as a Hair Salon.

Transport and highways impacts of the development

The use of the application building as a dwelling will have no material impact on highway safety or any other transport considerations. Access to the building will be via the existing access to the site. Parking for the dwelling will take place in the area used for parking by customers of the former salon.

The local road network is not heavily trafficked and can easily accommodate the level of vehicular movements that will be generated by the use of the building as a dwelling. The level of vehicular movements to and from the site will be less than was generated when the building was a hairdressers.

Noise impacts

There are no other uses nearby which would cause any noise disturbance to future occupants. The use of the building as a dwelling would not impact on neighbouring properties.

Contamination risks on the site

The accompanying Enviroscreen Report does not identify any risks that would be an impediment to the conversion of the building to residential use.

Flooding risks on the site

The Environment Agency Flood Map confirms that the site is located on land within Flood Zone 1 (FZ1) which is land which is not at risk of flooding and where all forms of development are acceptable. The site remains in FZ1 when taking into account climate change. Consequently, the site is not at risk of flooding and as the development involves the use of existing buildings it will not result in any increase in flood risk elsewhere.

The proposal does not involve any changes to the exterior of the building. The building will be upgraded, where necessary, for the fire and sound in accordance with the Building Regulations.

Please let me know immediately if you require any further information.

Yours Sincerely

Phil Cobbold BA PGDip MRTPI