

PP-11227344 – DC/22/O2413 | Planning Application Conditions Variation

Planning Statement – May 2023 Supporting the ‘Variation of Condition’ application. Planning Portal Ref: PP-11227344 For the Development located at Moat House Farm, Bildeston Road, Offton Ipswich, Suffolk, IP7 7DB. This document has been prepared by Mr & Mrs Pooley to support the Variation of Condition application and to confirm the planning history of the site; pre-application advice received from the local authority and the proposed scheme associated with this application. Planning History: The site at Moat House Farm has been subject to various previous applications. The existing site contains an existing barn, of which gained planning approval to be converted to a single storey residential dwellings under the following applications:

- [Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to Dwellinghouse Schedule 2, Part 3, Class Q \(a\) of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 - Change of use of agricultural building to 1no. dwelling](#)

Moat House Farm Bildeston Road Offton Ipswich Suffolk IP7 7DB
Application. No: DC/19/O2553 | Received: Tue 28 May 2019 | Validated: Wed 05 Jun 2019 | Status: Granted

A full planning application was then subsequently submitted to the local authority, for a scheme proposing to demolish the existing building on site and for the erection of 1no. new build sustainable dwelling. The new build dwelling was designed to incorporate the existing access which would be shared with Moat House Farm. It has been recommended that changes need to be made to the existing access to provide better visibility onto the B1078, a **60 mph** rated road. This full planning application was granted consent on 14th October 2022 under the application reference as follows: • FULL PLANNING PERMISSION DC/22/O2413 – Erection of 1No single storey dwelling following demolition of agricultural barn. | Moat House Farm Bildeston Road Offton IP7 7DB

Pre Application Advice: Mr & Mrs Pooley are working with a local developer who is looking to start main ground works on the scheme for 1no new sustainable dwelling, but are looking to make changes to the approved scheme. A pre-application Enquiry was submitted to Mid Suffolk District Council, ref: DC/21/04531. The main changes to the scheme previously approved include:

Changes proposed to do away with the shared access to the South East boundary leading onto the B1078 (bildeston Road) and use the pre-existing access and driveway to the Northern boundary leading onto Wallows Lane. Advice was sought on the type of application required to deal with changes to the access and recommended that highways were approached to gain guidance.

The access to the North boundary is used on a regular basis by Moat House Farm due to the quietness of the road which leads back onto the B1078 via a junction where the speed limited has been reduced to 40 mph. Details of the proposed driveway leading to the North boundary are included within the drawing attached to application.

The following advice was given by Highways surrounding the proposed use of the pre-existing access onto Wallows lane.

- Recommendation to conduct a 7 day ATC survey in order to Survey to determine the 85th percentile speeds. This would reduce the visibility splay requirements if it is found to be a low speed road.
- If the vegetation and trees are owned by property then these could be cut back and maintained to 0.6m to improve visibility.
- The access should be designed in accordance with SCC Standard Access Drawing.

This advice has been followed and an ATC survey has been conducted and provided to highways who confirm that the speed is low as is the traffic use of the road. Survey results attached.

The black thorn hedge is owned by Mr & Mrs Pooley and has been cut back to provide a suitable visibility splay in line with the highways recommendations.

The proposed scheme is deemed to be a safer access point to that of which has been granted planning. Supporting evidence by way of the ATC survey demonstrates this and is provided for the consideration of highways. Attached are pictures of the gated entrance demonstrating the visibility which has been recommended to be 16m based on the results of the ATC survey.