

Proposed new dwelling to replace scheme approved under DC/22/04777

PREPARED FOR

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Signed *Henry Doble*

Henry Doble MRICS

on behalf of Acorus Rural Property Services Limited

Dated *May 2023*

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1. INTRODUCTION

Acorus Rural Property Services are a national firm of Chartered Surveyors specialising in planning and design.

This report has been prepared by Acorus at the request of Mr & Mrs Haynes, to outline the facts considered relevant for the proposed new dwelling to replace a scheme for conversion of existing buildings as approved by DC/22/04777.

The information within this report should enable Mid Suffolk District Council to assess the application in light of current Government guidelines as contained within the National Planning Policy Framework and Local Plan policy where appropriate.

2. SITE VISIT & INSPECTION

Information within this report is based on visits to the site, personal observations where appropriate and knowledge of such schemes.

3. BACKGROUND

Planning permission was granted in November 2022 for the conversion of two existing stable buildings, together with a proposed link building, to create a single dwelling. Therefore, the principle of a dwelling is established on the site.

4. PROPOSAL

The proposal is now to replace the existing buildings, and in effect DC/22/04777, with a new purpose-built dwelling. This will enable a new dwelling capable of meeting modern standards, and thus making best use of the site.

Full plans and elevations are submitted.

The proposal remains single storey, and largely on the same footprint as the existing building, following the same form so far as is practical.

Changes have been proposed to enable a well-functioning modern home.

5. PLANNING POLICY

Local Policy-

Policy CS 2 Development in the Countryside and Countryside Villages

In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies. These will include:

agriculture and forestry;

the preservation of Listed Buildings;

rural exception housing to include:

agricultural workers dwellings

possible conversion of rural buildings

replacement dwellings

affordable housing on exception sites

sites for Gypsies and Travellers and travelling showpeople

the extension of dwellings

the reuse and adaptation of buildings for appropriate purposes, as defined elsewhere in this document

new-build employment generating proposals where there is a strategic, environmental or operational justification

recreation and tourism

community services and facilities meeting a proven local need

development by statutory undertakers or public utility providers

flood protection

renewable energy projects

mineral extraction

waste management facilities.

6 PLANNING CASE

The proposal is for existing buildings at the site to be replaced with a new dwelling. The buildings benefit from a planning permission to be converted to a single dwelling, and so effectively the proposal is a like for like replacement.

As the principle of a dwelling is already established on the site the relevant consideration is the impact of the proposal over and above the approved scheme, rather than whether the site is suitable for a dwelling.

6.1 Sustainability

The core thread of the NPPF is sustainability for which there are three dimensions in planning terms:-

- Economic role
- Social role
- Environmental role

These three roles cannot be taken in isolation.

Economic growth can secure higher social and environmental standards. Well-designed buildings and places can improve the lives of people and community.

Local builders and tradesmen will be used for the construction work required; this will result in an economic benefit of such a scheme.

The resultant dwelling will be socially inclusive in terms of end users and their age or abilities.

In addition, in terms of the environment the proposed conversion will be carried out to the highest standard in terms of glazing, insulation and modern building materials.

6.2 Access

The existing site access will be used. This is of a good standard onto Creeting Hills Road, with good visibility in both directions. The access already serves a dwelling, as well as that permitted under DC/22/04777, and so there is no change or intensification of use resultant from the proposal.

6.3 Landscape and visual impact

The proposal is effectively for the replacement of existing buildings. Given the similar scale and footprint, there is not considered to be any significant landscape impact.

Further landscaping enhancement can be provided by way of a condition if deemed necessary.

6.4 Ecology

Given its construction. The buildings to be replaced are seen to be of Low Ecological Value. DC/22/04777 has conditions in relation to ecology, these will be followed for the scheme now proposed.

6.5 Flood Risk

The site is within Flood Zone 1 so flooding is not an issue.

6.6 Planning Policy

Local policy is supportive of replacement dwellings. Whilst the buildings to be converted are not currently a dwelling it benefits from planning permission to function as a dwelling. The existing consent therefore creates a “fall-back” position and so in essence creates the principle of a dwelling on the site, which is proposed to be replaced and improved.

6.7 Heritage

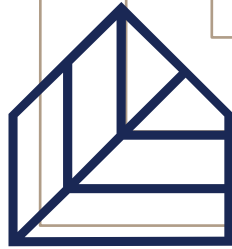
The development site is situated away from any listed buildings.

7. CONCLUSION

The proposal is for the replacement of existing buildings, benefiting from planning permission for conversion to a dwelling, at Creeting Hills Farm, with a new building dwelling. The proposal follows a similar scale and form to the existing buildings and so it is not thought there is any issue with the proposal. The proposal is supported by planning policy.

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