

PLANNING, DESIGN & ACCESS STATEMENT

Proposed conversion of existing storage/cattle shed to a residential dwelling

Cattle Shed Conversion at The Meade, Beyton Road, IP30 9SS

Introduction

The applicants and landowners, Mr & Mrs Ferguson, are seeking planning permission for the change of use of existing redundant cattle shed to a residential dwelling at The Meade, Beyton Road, Drinkstone.

There are currently two residential dwellings adjacent to the site – The Meade and Meade Barn. The purpose of this application is to continue to diversify this part of the original farmstead, so that it can offer residential accommodation, by creating a further dwelling.

There has already been a Change of Use on the site in the form of Meade Barn which was once part of the original cattle housing operation.

The proposal has been discussed and considered acceptable in principle by Planning Officers at Babergh Mid Suffolk District Council (BMSDC).

For further information see: Site Plan, Plans for Proposed Conversion – including Layout, Floor Plan and Elevations.

Existing Site

The building subject to this application is located at The Meade, Beyton Road, Drinkstone, IP30 9SS (See site plan).

There are an existing collection of different types, sizes and styles of barns and building on the site, it is proposed that the conversion will serve by the existing access which serves both Meade Barn and the proposed conversion. (See Appendix One – Site Photographs).

To the southern boundary of the site is The Meade and a Workshop/Garage associate with the Meade, which are both owned by the applicant. The Meade is the original farm house and the workshop/garage is a conversion from a timber framed cattle shed; all agricultural operation ceased on the site at least 30 years ago.

To the north of the site is a modern prefabricated office building and a further concrete frame, under asbestos sheet roofing commercial store. These are currently occupied by Envirofield an agricultural contracting business. To the north west of the site is an established walled garden; which will become the garden to the proposed conversion.

To the East of the site is the previously converted cattle shed and modern garage addition, which are both owned by the applicant. The conversion and garage are both clad with black timber weatherboarding.

To the west is The Meade's Garden, which is established and would be unaffected by the proposed conversion of the cattle shed.

The existing access into the site is from the north-east corner. It consists of a large concrete slab, which serves Meade barn and the cattle shed.

Proposed Development

The purpose of this application is to create a modern three-bedroom residential dwelling; sympathetic to its surrounding from the repurposing of a redundant cattle shed.

The proposal offers the opportunity to retain the character of the building, whilst improving the east elevation. Planning officers have considered that due to the single storey design the proposal is unlikely to result in significant additional overshadowing and loss of natural light from neighbouring properties. It is also considered that the proposal is also not considered to result in a significant dominating impact or loss of visual amenity outlook from neighbouring properties.

Planning History

There have been two previous applications associated with the site in recent years, which have started the process of diversifying the farmstead.

In May 1993, an application for the conversion of redundant barn was granted consent (ref: 0064/93/OL) (This is referred to as Meade Barn).

In May 2003, conversion of cattle shed, two lean-to additions plus garage in association with conversion underway was granted (ref: 0842/03) (This is referred to as Meade Barn).

Planning Policy

Relevant polices include:

- CS1 – Settlement Hierarchy
- CS2 – Development in the Countryside and Countryside Villages
- CS5 – Mid Suffolk’s Environments
- FC1.1 – Mid Suffolk Approach to Delivering Sustainable Development
- H9 – Conversion of rural buildings to dwellings
- CL8 – Protecting existing wildlife habitats
- CL2 – Development within special landscape areas
- H15 – Development to reflect local characteristics
- H16 – Protecting existing residential amenity
- H17 – Keeping residential development away from pollution
- T9 – Parking standards
- T10 – Highway considerations in Development
- NPPF – National Planning Policy Framework
- NPPG – National Planning Policy Guidance
- Drinkstone Neighbourhood Plan

This application has to be designed to accord with the above policies; noting the planning officers advise through a pre-application site visit and enquiry notes, resulting in layout changes, thus to reduce visual impact on the surrounding area.

Access

The existing vehicular access is via Tostock Road, and it is essentially a large concrete yard area offering access to Meade Barn and the redundant cattle shed.

It is proposed that the cattle shed conversion would continue to use this retained access (see site plan).

Layout, Scale, Design and Appearance.

The proposed conversion of the cattle shed have sought to follow the design and appearance that have been established by the conversion of Meade Barn. The scale of the property is dictated by the existing footprint.

The thinking and rationale behind this have been to try and continue to follow a rural farmstead feel, in terms of barns and single storey brick and timber buildings. By retaining much of the existing elevation materials helps to provide this visual appearance.

The internal layout has been arranged to make use of natural light provided from the East elevation; an area which has large existing opening, this is also supported by the open plan style living area.

Parking

The site layout shows the proposed parking area for two number cars inline with planning requirements for a three-bedroom dwelling.

Ecology

A Preliminary ecological appraisal has been undertaken and has been submitted as part of this application.

It has been suggested that it is unlikely that the proposed conversion of the cattle shed would cause any long-term impacts to the conservation status of protected species.

Flood Risk

This site is not within a flood risk area.

Land Contamination

A desk top land contamination survey has been submitted with this application.

Pre-Application engagement

There have been several positive pre-application discussions with Planning Officers from BMSDC prior to this application.

These were undertaken in December 2022; reference number for the pre-app is: DC/22/06105.

Summary

The proposed conversion of the cattle shed at The Meade will continue to follow the precedent of Meade Barn; using the same design rationale of looking like a traditional converted barn. The conversion will look to provide accommodation through the repurposing of a redundant cattle shed, whilst having minimal impact on the neighbouring properties.

The proposal is compliant with local and national planning policies, which support this type of development.

Further information has been set out in the accompanying Plans and structural engineers report that have been submitted with this application.

Overall, it is believed that the proposal will enhance the area by tidying up the East elevation, whilst carefully conserving the cattle shed agricultural appearance.