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Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

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

**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.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

598597

270870

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Lynn

Surname

Smith

Company Name

### Address

Address line 1

Home Farm

Address line 2

West Street

Address line 3

Town/City

Walsham Le Willows

County

Suffolk

Country

United Kingdom

Postcode

IP31 3AP

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Tim

Surname

Gudgeon

Company Name

Tim Gudgeon Design

## Address

Address line 1

The Bellows

Address line 2

Blacksmith Lane

Address line 3

Barnham

Town/City

Thetford

County

Norfolk

Country

United Kingdom

Postcode

IP24 2NE

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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.

Please note, there are further eligibility criteria that will be covered in subsequent questions.

**Please note:** Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- Yes  
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit:

- Since 20 March 2013; or
- Where the development covered by this application will begin after 20 March 2023, during the 10 year period before development begins.

- Yes  
 No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

- Yes  
 No

Is any part of the land, site or building:

- in a conservation area;
- 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;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

Yes

No

## Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

Yes

No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes

No

## Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

For the purposes of this permitted development right:

- 'Smaller dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of no more than 100 square metres
- 'Larger dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of more than 100 square metres but no more than 465 square metres.

**Please note: For prior approval applications submitted from 6 April 2021 onwards** - Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

How many smaller dwellinghouses will be created by this proposal?

4

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

#### Previous development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

#### Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?

(Select 'No' if no larger dwellinghouses have been or will be created).

Yes

No

### Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Conversion of existing agricultural building to east of Home Farm into 4 dwellinghouses.  
Siting and location of existing agricultural building as shown on accompanying OS Site Block Plans and Site Location Plans.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

Yes

No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

Details of the design and external appearance of the building can be found in the accompanying drawings.

These include:

- OS Site Block and Site Location Plans
- Floor Plans
- Roof Plans
- Elevations
- Section
- Site Plan showing amenity space, parking etc

The design was based on the planning advice provided by Averil Goudy (Mid Suffolk Planning) in Pre Application Advice DC/22/04660 dated 13th October 2022 and other emails.

Design principles:

- The existing agricultural barn is to be converted into 4 terraced dwellings @ 100m<sup>2</sup> each, including a small mezzanine bedroom.
- The existing open lean-to structure on the east elevation is to be demolished.
- The proposed ground floor level is to be raised to 300mm above the existing slab level as flood risk advice.
- The positions of the proposed windows, external doors and rooflights are as shown on the draft proposed elevations.
- The external appearance will reflect the agricultural nature of this and surrounding buildings.
- The appearance of the existing barn doors on south elevation to be retained.
- The proposed external walls will be clad with either horizontal black weather boarding or vertical black standing seam metal cladding - to be agreed with planners. The cladding will sit 300mm above ground level with a black painted concrete blockwork plinth.
- The proposed roof to be clad with galvanised standing seam cladding, including galvanised gutters and rainwater pipes.

Ecology: Please refer to accompanying Preliminary Ecological Appraisal dated 15th May 2023 prepared by Riverdale Ecology.

Structural: Please refer to accompanying Structural Appraisal Ref. J198, dated 2nd June 2023, prepared by Morrish Structural Engineers.

Please provide details of any transport and highways impacts and how these will be mitigated:

Please refer to the accompanying emails dated 17th to 24th April 2023, between Rob Evans (Director of Cannon Consulting Engineers) and Ben Chester (Senior Transport Planning Engineer of Suffolk County Council Highways Department).

Please provide details of any noise impacts and how these will be mitigated:

Please refer to Pre Application Advice DC/22/04660 dated 13th October 2022; Page 7; Question 2:  
"As the site is not surrounded by any noisy operations, a noise assessment is not likely to be required. (Consultation with Environmental Health at application stage will confirm this)."

Please provide details of any contamination risks and how these will be mitigated:

Please refer to the accompanying Phase 1 Desk Study Ref. RCER/23.137/Phase1, dated 19th May 2023, prepared by A F Howland Associates.

Please provide details of any flooding risks and how these will be mitigated.

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 refer to the accompanying Flood Risk Assessment Ref. 3082/RE/11-22/01, dated November 2022, prepared by Evans Rivers and Coastal.

Also refer to Averil Goudy email to Tim Gudgeon dated 18th January 2023.

## Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to dwellinghouses as described in this form and accompanying plans/drawings and additional information. I / We 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tim Gudgeon

Date

19/06/2023