



PLANNING STATEMENT

Change of Use from
Agricultural to Residential Use
of

**Barns at
Progress Farm
Base Green Road
Wetherden
Suffolk
IP14 3LR**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is in support of a Full Planning application for change of use from agricultural to residential at Progress Farm, Base Green Road, Wetherden, Suffolk, IP14 3LR.
- 1.2 Permission for this conversion has previously been given prior approval under Class Q permitted development rights, DC/19/03809. An amended proposal as also granted prior approval under reference DC/20/05364.
- 1.3 Preparatory works were commenced but have stalled for personal reasons.
- 1.4 Following a visit from the Councils Enforcement officer and subsequent discussions with the area planning officer, to allow the applicants sufficient time to complete the conversion, the Council recommended submission of a Full planning Application identical in detail to that previously granted prior approval, DC/20/05364.
- 1.5 This is the current proposal.

2. **Site and Location**

- 2.1 The site is located adjacent to Progress Farm bungalow, the main residential property. There is a shared separate drive way from the public highway to the site.
- 2.2 The wider site, owned by the applicant also includes the access driveway.
- 2.3 Land surrounding the buildings is part of the main land holding and all within the applicants control.

3. **Prior Approval Matters**

3.1 *Transport and highways impacts of the development.*

The existing access is from the main highway, B1066, and serves the main property, existing farm buildings and the building subject of this notification.

The new dwellings will utilize the existing access point which is shared with the existing dwelling.

3.2 At the time of the 2019 prior approval application a speed survey was carried out. Details included with this application.

3.3 Contamination risks on the site

Subsequent to the original Prior Approval further details were submitted and approved regarding contamination as Discharge of Condition, reference DC/20/00290

4. **Design and External Appearance**

4.1 Changes to the external appearance of the building will be introduction of openings and windows and renewal of the external cladding, all as previously approved und DC/20/05364.

5. **Conclusions**

5.1 The proposed change of use and works to the building already have benefit of an extant planning approval, DC/20/05364.

5.2 This Application is submitted a the request of the Planning Authority as a regularisation and to ensure continuance of the approval to allow the applicants to implement the approved works beyond the currently approved date of 6th January 2024.

June 2023

23/085