



Mid Suffolk District Council Planning Services  
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## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

David

Surname

Nicholson

Company Name

Natural Building Systems

### Address

Address line 1

Mill House

Address line 2

Gorams Mill Lane

Address line 3

Town/City

Laxfield

County

Suffolk

Country

Postcode

IP13 8DN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Site Area

What is the measurement of the site area? (numeric characters only).

5176.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The proposed works see the erection of a self-build replacement dwelling. The works involve the demolition of two 20th century wing extensions to either side of the original Mill House. The restored Mill House will be used as ancillary accommodation. The replacement dwelling will be an exceptional, sustainable, and contemporary two storey family home, designed to take full advantage of the unique setting.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The site is currently used as private residential by the client in the existing Mill House. The site also has two barns, one used as an artist studio / workshop, and the other as music room and storage.

Is the site currently vacant?

- Yes
- No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

## Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Timber fencing and dense hedgerow.

**Proposed materials and finishes:**

To be left as existing

**Type:**

Doors

**Existing materials and finishes:**

The existing doors are a mixture of timber doors and PVC doors.

**Proposed materials and finishes:**

The proposed doors will be high performance timber composite.

**Type:**

Windows

**Existing materials and finishes:**

A mix of painted timber frame and white PVC.

**Proposed materials and finishes:**

The proposed windows will be high performance timber composite.

**Type:**

Roof

**Existing materials and finishes:**

A combination of terracotta tiles on some outbuildings, and slate on the other outbuildings and the Mill House.

**Proposed materials and finishes:**

All outbuildings are to be left as existing. The refurbished Mill House will have a natural slate roof. The extension will have zinc roof in two shades: a dark colour on the main volume, and a light colour on the linking volume.

**Type:**

Walls

**Existing materials and finishes:**

Across the outbuildings and existing Mill House is a combination of blackened timber, painted bricks / masonry, and light render.

**Proposed materials and finishes:**

All outbuildings are to be left as existing. The refurbished Mill House existing bricks will be carefully refinished in a lime render. The extension proposal is to be oiled timber cladding on the linking volume, and a combination of reclaimed bricks and blackened timber on the main volume.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access statement spreads 7.6, 7.7, 7.8, and 7.16 reference the external materials.

Please also see architects proposal drawings: 2206-PL-01, 2206-PL-02, 2206-PL-03, 2206-PL-04, 2206-PL-05, 2206-PL-06.

Please see visualisations of the external materials in drawings: 2206-VS-01, 2206-VS-02, 2206-VS-03.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

2

### Total proposed (including spaces retained):

2

### Difference in spaces:

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Bin store will be provided.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

### Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

### Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

IF\_DO submitted Pre-application plans to Mid Suffolk District Council on the 1st March 2023 (DC/23/01017). The Pre-App response assessed the scheme as 'a new dwelling in the countryside', rather than a replacement dwelling, which is not deemed acceptable in accordance with the Development Plan.

A summary of the pre-application feedback as follows:

- A new dwelling in the countryside is not acceptable in accordance with the Development Plan.
- The Pre-App response identifies the Mill House as a potential non-designated heritage asset and so heritage advice should be sought (see Heritage Impact Statement by Historic Buildings Studio).
- Demolition of part of the existing dwelling is likely to be seen as acceptable, subject to it being deemed no harm is caused to a potential non-designated heritage asset.
- The feedback describes the Pre-App design as 'ultra-modern', including a large amount of glazing and a non-traditional style of dwelling. It is suggested that a more traditional style of dwelling, with a dual pitched roof and less glazing, might be more appropriate.
- The landscaping scheme should assimilate into the surrounding, responding to the character, biodiversity and heritage of the site, and mitigating impact.
- Due to the ponds, a Preliminary Ecological Appraisal is required (see Preliminary Ecological Assessment by ROAVR Group).
- The feedback queried if new access is required, and how this will impact on highways and site parking.
- Due to the layout of the dwelling, direct views into the private amenity space would be limited and would not likely warrant refusal. There is also ample amenity space around the proposed dwelling.
- The site is considered to contribute to the economy through the creation of construction jobs. However, it is noted that once occupied, there would be little economic benefit to Laxfield.

Matters of design, ecology, heritage, highways, landscaping and residential amenity represent a risk to the acceptability of any future scheme. On the basis of the above considerations and conclusions, a full planning application or outline application (followed by reserved matters) is required.

**Authority Employee/Member**

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- The Applicant
- The Agent

Title

Miss

First Name

Jodie

Surname

Wilson

Declaration Date

25/07/2023

Declaration made

## Declaration

I / We hereby apply for Full planning permission 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

Jodie Wilson

Date

27/07/2023