

PLANNING STATEMENT

CHANGE OF USE OF LAND
AT

TARQUIN BARN
WILBY ROAD
WOOTEN GREEN
STRADBROOK
SUFFOLK
IP21 5JP

HOLLINS ARCHITECTS & SURVEYORS
THE GUILDHALL
MARKET HILL
FRAMLINGHAM
SUFFOLK
IP13 9BD

1ST AUGUST 2023

INTRODUCTION

This statement is in support of the full planning application for the change of use of the land to the rear of the commercial building within the Curtilage of Tarquin Barn, Wilby Road, Wooten Green in Stradbroke.

The application follows the Planning approval ref. DC/20/02918 which included the change of use of the majority of the land but excluded the rear section of the site beyond the commercial building.

SITE AND BUILDINGS

The site is set just off the Wilby road with it's access along Neaves Lane. The overall site was once part of Chestnut House Farm which included original farm buildings that had been converted to commercial use around 20 years ago, and then residential under the above approval in 2020. Historic Google earth Images from 2007 show the site was used for the commercial buildings storage areas.



The Site has been empty for a number of years and has now cleared and is now laid to lawns. The land has no commercial value or prospective use and is surrounded by residential or open agricultural land and is fully enclosed by established hedges and trees.



PROPOSALS

The proposals include the change of use of the rear section of land to 'residential' from its current 'commercial' use. There are no permanent buildings on the site but a mobile home/static caravan is partly located on the site, used during the build process.

CONCLUSION

The change of use has no material impact on the wider area and forms part of a current land enclosure which already has residential use. The area concerned would not be able to be readily used for any commercial or agricultural use given its size and location behind the converted Barn. We, therefore, believe that this proposal conforms with both local and national planning policies for the conversion of redundant land and can be seen as an enhancement of the setting of the surrounding residential properties including the adjacent listed building and should be granted Consent.