

Mid Suffolk District Council Planning Services Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

www.midsuffolk.gov.uk

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

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

## 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 recommendation	Disclaimer: We can only make recommendations based on the answers given in the questions.				
If you cannot provide a postcode, the description help locate the site - for example "field to the No		impleted. Please provide the most accurate site description you can, to			
Number					
Suffix					
Property Name					
Cutting Cottage					
Address Line 1					
Bobby Hill					
Address Line 2					
Address Line 3					
Suffolk					
Town/city					
Wattisfield					
Postcode					
IP22 1NL					
Description of site location must	be completed if po	ostcode is not known:			
Easting (x)		Northing (y)			
600917		274406			

Description
Applicant Details
Name/Company
Title
Mr
First name
E
Surname
Balaam
Company Name
Address
Address line 1
c/o James Bailey Planning Ltd
Address line 2
3 Abbeyfields
Address line 3
Town/City
Bury St Edmunds
County
Country
UK
Postcode
IP33 1AQ
Are you an agent acting on behalf of the applicant?
<ul><li>✓ Yes</li><li>○ No</li></ul>

Contact Details
Primary number
Secondary number
Fax number
Email address
A
Agent Details
Name/Company
Title
Mr
First name
James
Surname
Bailey
Company Name
James Bailey Planning Ltd
Address
Address line 1
3 Abbeyfields
Address line 2
Address line 3
Town/City
Bury St Edmunds
County
Country
United Kingdom

Postcode
IP33 1AQ
Contact Details
Primary number
Secondary number
Fax number
Email address
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.
The current building and site
Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?
<ul><li>✓ Yes</li><li>○ No</li></ul>
Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:
• For periods prior to 1 September 2020
<ul><li>Shops (Use Class A1);</li><li>Financial and professional services (Use Class A2);</li></ul>
<ul><li>Food and drink (Use Class A3)</li><li>Business (Use Class B1);</li></ul>
- Medical or health services
- Non-residential institutions (Use Class D1(a));
<ul> <li>- Crèche, day nursery or day centre</li> <li>- Non-residential institutions (Use Class D1(b));</li> </ul>
- Indoor and outdoor sports
<ul> <li>- Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;</li> <li>• For periods from 1 September 2020</li> </ul>
- Commercial, Business and Service (Use Class E)
<ul><li>✓ Yes</li><li>○ No</li></ul>
Does the cumulative floor space of the existing building exceed 1,500 square metres?
○ Yes
⊗ No

** a listed building or land within its curtilage; ** a scheduled mountment or land within tis curtilage; ** a scheduled mountment or land within tis curtilage; ** a scheduled mountment or land within tis curtilage; ** a safety hazard area; ** a mitter 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 countrystate; ** in a reas specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countrystate; ** in a reason of curtical states of the purposes of enhancement and protection of the natural beauty and amenity of the countrystate; ** in a trong state of the schedule states of the schedule states of the schedule states of the natural beauty and amenity of the countrystate; ** in a trong state of the schedule states of the schedule schedule states of the schedule schedule states of the schedule sched	** a subdy hazard rave;  ** a millary explosives strategy area;  ** of man area for obstancting natural beauty;  ** of man area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenty of the countryside;  ** in a National Paris;  ** of a Notice Herriage Site  ** Yes  ** Notice Proposed change of use  ** For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)/0).  ** Is Was there an Article 4 direction in place that has removed these specific permitted development rights?  ** Yes  ** Not / Not relevant  ** Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described spaces standard?  ** Yes  ** No  ** No  ** Agricultural tenants  To be eligible for this permitted development, will every dwellinghouse?  ** Yes  ** No  ** No  ** No  ** Price Safety  ** When the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.  ** Would the proposed development result in a building that contains one or more dwellinghouse, and is:  ** 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or  ** No  ** N	
** a safety hazard area; ** a millary explosives storage area; **Or, is the building.** **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 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 a National Parix** **In a World Heritage Site **Or No **The proposed change of use **For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(fi)). **Ist/Was there an Article 4 direction in place that has removed these specific permitted development rights? **Or Yes **On No / Not relevant **Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and compty with the nationally described spaces standard? **Or Yes **Or No **Policowing the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse? **Or No **Or Yes **Or No **Article Parix**  **Agricultural tenants **This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out. **Is a matter of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements? **Or Yes **Or No **Price Safety **Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties. **Or Yes **	** a safety hourid area; ** a familiary optobers storage area; **Or, is the building: **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 countrystate; **In an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countrystate; **In a National Park: **In a National Park: **In a World Heritage Site: **Over** **Over** **No In Composed change of use **For applications, submitted before 1 August 2022, proposing a change of use to Devellinghouses from Offices (Use Class B1(a)/E(g)(fi)). In the Proposed August of State of the International State	
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Or, is the building:  - in an area of outstanding natural beauty;  - in an area of sustanding 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 a National Park;  - in a National Park;  - in a World Hentiage Site  - Yes  - No  - The proposed change of use  For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).  Ist/Was there an Article 4 direction in place that has removed these specific permitted development rights?  - Yes  - No / Not relevant  - Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described seasons standard?  - Yes  - No  - No  - Pollowing the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purposes is ancillarly to the primary use as a dwellinghouse?  - Yes  - No  - No  - Agricultural tenants  - To be eligible for this permitted development right, all parties to any agricultural tenacy agreements that are currently in place 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 any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?  - Yes  - No  - No  - No  - No  - No  - Price Safety  - Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.  - Would the proposed development result in a building that contains one or more dwellinghouse, and is:  - 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or  - Contains 7 or more stotes	Or, is the building:  In an area of ordistanding 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 the Broads;  In a National Park;  In a World Heritage Site  Yes  No  The proposed change of use  For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)). Is 1990/85 there an Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior an Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior an Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior an Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior an Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior and Article 4 direction in place that has removed these specific permitted development rights?  Yes  No Interior and Article 4 direction in place that has removed these specific permitted development rights and complete the specific permitted development right and complete specific permitted development right and complete specific permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.  This is to help ensure that agricultural tenancis are not displaced to allow a change of use to be carried out.  Is any part of the land covered by or within the currilage of the building to be demolished accupied under any agricultural tenancy agreements?  Yes  No  In the proposed development result in a building that contains one or more development and the ready by the Local Authority (including its decision to grant prior approval) and other relevant parties.  Yes  No  No	
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countryside: - in a National Park: - No - No  The proposed change of use - For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)E(g)(i)) Isolawa the an Article 4 direction in place that has removed these specific permitted development rights? - Yes - No / No / Not relevant - Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard? - Yes - No - No - Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse? - Yes - No - No - No - Following the development right, all parties to any agricultural tenacy agreements that are currently in place 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 any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements? - Yes - No	countryside;  • In a National Park; • In a World Heritage Site  • Yes  • No  • No Proprosed change of use  For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).  Ist/Was there an Article 4 direction in place that has removed these specific permitted development rights?  • Yes  • No / Not relevant  Will all the proposed new divellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space shurkers?  • Yes  • No  • No  Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?  • Yes  • No  • No   **Agricultural tenants**  To be eligible for this permitted development right, all parties to any agricultural tenacy agreements that are currently in place 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 any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?  • Yes  • No  **Price Safety**  Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.  Would the proposed development result in a building that contains one or more dwellinghouse, and is:  • 1 metres or more in height, as measured from ground level to the highest part of the roof); and/or  • Ordains 7 or more stories  • Yes  • No	
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Is any land covered by, or within the curtilage of, the building:

## **Proposed works** Please describe the proposed development including details of any dwellinghouses and other works proposed Change of use of premises from Hairdressers to dwelling Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses See drawings What will be the net increase in dwellinghouses? 1 This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development. Impacts and risks Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access See accompanying covering letter. Please provide details of any contamination risks and how these will be mitigated See accompanying covering letter. Please provide details of any flooding risks and how these will be mitigated. See accompanying covering letter. 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 provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated See accompanying covering letter If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated There is no impact to the conservation area as the majority of the building sits outside of the con area for Wattisfield there are no external changes to building If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated N/a

Description of Proposed Works, Impacts and Risks

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated
N/a
List of flats and other premises in the existing building
Please provide a list of all addresses of any flats and any other premises within the existing building
House name: N/a
Number:
Suffix:
Address line 1: N/a
Address Line 2: N/a
Town/City: Wattisfield
Postcode: IP22 1NL
Declaration
I / We hereby apply for Prior Approval: Change of use – commercial/business/service 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
Date
10/08/23