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Date: 10th August 2023

Our Ref: 23.029

Mr. Alex Bredman
Planning Department
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Sent via Email

Dear Alex,

Cutting Cottage, Bobby Hill, Wattisfield, IP22 1NL

Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 Prior Notification Procedure Schedule 2, Part 3, Class MA: Change of use of building from Class E (commercial) to Class 3 dwellinghouse.

I am writing to advise that James Bailey Planning Ltd. are working on behalf of our client to re-submit a Prior Approval Notification to the Council for the change of use of the above building at Wattisfield from Class E to C3.

The application was previously submitted under reference DC/23/02351 and was subsequently refused. However, it had been assessed under Class M and not Class MA. We have recently discussed this with the Business Practice Manager for Development Management, where it was acknowledged that a resubmission would be acceptable with no fee required in this instance.

The application building is currently redundant, and it was last used as a hair salon.

Transport and Highways

The use of the application building as a dwelling will have no adverse material impact on highway safety, or any other transport considerations. The existing access and parking arrangements will be maintained. The level of vehicular movements that will be generated by the use of the building as a dwelling will not be intensified. The level of vehicular movements to and from the site will be less than was generated when the building was a hairdressers.



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Noise impacts

There are no other uses nearby which would cause any noise disturbance to future occupants.

Land Contamination

The accompanying Enviroscreen Report does not identify any risks that would prevent the conversion of the building to residential use.

Flooding and Drainage

The site is located on land within Flood Risk Zone 1, which is land that is the at lowest risk of flooding and where all forms of development are acceptable. The development involves the use of existing buildings it will not result in any increase in flood risk elsewhere.

The proposal does not involve any changes to the exterior of the building.

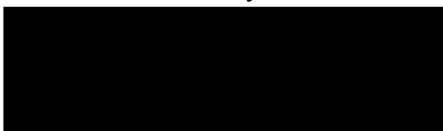
The submission includes the following documents:

- Application form;
- Site Plan scale 1:1250;
- Location Plan;
- Floor Plan;
- Enviroscreen Report; and
- Environment Agency Flood Map.

We look forward to hearing from you once you have had time to consider this proposal further, and we would like to arrange a meeting as soon as possible.

Please do let us know if you require anything further at this stage.

Yours sincerely



James Bailey
Director
James Bailey Planning Ltd.

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