

Design & Access Statement

Change of Use
at
Copdock Hall Farm
House
Church Lane,
Copdock, IP8 3JZ

August 2023

Contents

- 1.0 Introduction
 - 2.0 Context / Location
 - 3.0 Existing
 - 4.0 Use
 - 5.0 Proposed Layout
 - 6.0 Amount / Scale
 - 7.0 Sustainability / Resources
 - 8.0 Access / Movement
 - 9.0 Relevant Policies
 - 10.0 Summary
- Appendix A. Schedule of Documents

SUPPORTING STATEMENT

Application:

Change of use from dwellinghouse (C3) to Sui Generis for use as part of a wedding venue allocation.

Site:

Copdock Hall Farm House, Church Lane, Copdock, IP8 3JZ



Figure 1. Aerial photograph showing application site in red, ownership in blue.

Applicant:

Mr and Mrs Evans

Legal Land Owner:

Mr and Mrs Evans

1.0 Introduction

- 1.1 This application is for change of use from class C3 to Sui Generis with minor internal alterations to Copdock Hall Farm House.
- 1.2 This document is to be read in conjunction with the following drawings;
- | | |
|------------|--|
| 2312'loc01 | Location Plan |
| 2312'02 | Block Plan As Existing and as Proposed |
| 2312'03 | Floor Plans as Existing |
| 2312'04 | Floor Plans as Proposed |
- 1.3 Copdock Hall Farm is currently a family residence, class use C3 (Dwellinghouse). The house is located adjacent to Copdock Hall Wedding Venue which is in the same ownership of Mr and Mrs Evans.
- 1.4 Copdock Hall Wedding Venue is a grade II listed Elizabethan tithe barn with associated outbuildings converted to function suite for weddings, conferences, exhibitions and functions. Subject to planning application reference B/13/01400, dated March 2014.
- 1.5 Since 2014 the family have developed a very successful business at the adjacent site. Please see the following link for more detail <https://www.copdockhall.com>.
- 1.6 The owners would now like to expand the business by changing the use of the Farm House (C3) to Sui Generis for use as part of a wedding venue. The house is proposed to be used for the bridal party and their close family.
- 1.7 The scale of the house and its proximity to the wedding venue would suit the proposed use and would make the venue more desirable for potential customers.

2.0 Context / Location

- 2.1 This application is located to the east of Copdock village, along Church Lane. Please see our location plan for the site location, OS Grid Ref TM1186541543.
- 2.2 The site is located in the rural countryside and is bounded by fields, a neighbouring property to west, and Copdock Hall wedding venue and St.Peter's Church to the East.
- 2.3 The site is accessible from Church Lane to the south. There is also existing direct access to Copdock Hall to north east of the house.
- 2.4 There are no proposed changes to the entrance or the setting of the house and its surrounding gardens.

3.0 Existing

- 3.1 The current house known as Copdock Hall Farm House. The house is two storey with a cellar underneath the kitchen. The ground floor is spacious with a large kitchen/breakfast room, sitting room, living room, playroom, a study and a laundry/WC room. The upstairs consists of six bedrooms, with three shared bathrooms. Please see drawing number 2312'03 for more detail.
- 3.2 There are no major changes to the existing bulk and form of the house.
- 3.3 There are no alterations to the existing landscaping or road access
- 3.4 The internal floor area is 321m² (cellar = 21m², ground floor = 160m², first floor = 140m²).

4.0 Use

- 4.1 The property is currently used as a family residence, class use C3.
- 4.2 The proposed use is to change to Sui Generis associated specifically with the use and function of a wedding venue.
- 4.3 The use is not that of a hotel as it will only be occupied by the wedding party for the duration of the event.

5.0 Proposed Layout

- 5.1 There are no external changes proposed to the layout of the site. All structures, trees, venues and planting will remain.
- 5.2 There are minor changes to the internal arrangement of the house, please see drawing number 2312'04 for more detail.
- 5.3 There are five bedrooms proposed on the first floor, all with individual en-suites. Additionally, three bedrooms with en-suites are proposed on the ground floor, replacing the dining, living, study, and laundry rooms
- 5.4 There will be no access to the cellar.
- 5.5 A check in/out lobby is shown by main entrance to the house in the downstairs hallway.

6.0 Amount / Scale

- 6.1 All alterations are minor and internal, and will not affect the external scale and form of the existing house.
- 6.2 The overall internal area of the house will remain the same as existing.

7.0 Sustainability

- 7.1 The current venue employs 3 full-time, 6 part-time and 3 self-employed members of staff who come from the local area together with using local suppliers e.g florists, catering, entertainment etc.
- 7.2 The use of the Farm House as a part of the wedding facilities would increase the number of staff by around 12 (6 full-time and 6 part time).
- 7.3 Although there is no direct bus route to the property, Ipswich Park and Ride carpark is only 1.1 miles from the property. The nearest train station is in Ipswich and is 4.4miles from the property, around 12min drive by taxi.

8.0 Access / Movement

- 8.1 The farm house has a generous gravel drive and a parking area which would be used by the guests staying in the house. In addition, there are around 68 parking spaces associated with the venue itself (planning application ref. B/13/01400)

9.0 Relevant Policies

10.1 Prosperous Rural Communities

The NPPF supports economic growth within the rural areas in order to create jobs and prosperity. It also identifies a need to promote the retention and development of local services and community facilities in the villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

10.2 Community services and facilities

The council will seek to retain and enhance the provision of community services and facilities within the district, particularly where they are essential to the local community.

10.3 Tourism

The council will support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the district landscape, heritage and built environment.

- 10.4 *6.12 Regional Planning Guidance for East Anglia (RPG6) makes it clear that all important aspects of the countryside, including individual features, special sites and the wider landscape, should be protected for their own sake. It states that Development Plans should include policies consistent with sustainable development principles which:*

-Build on the strengths of rural areas by encouraging business development;

-Promote farm diversification appropriate to the environmental and ecological setting, in particular, uses that support the local economy through increased employment;

10.0 Summary

- 11.1 The external appearance of the building will not be altered and the internal alterations are minor and will not impact the existing fabric of the house in a significant way.
- 11.2 Given its location, the proposed use is an ideal use for this substantial house.
- 11.3 In light of the above and relevant policies, the Local Authority is requested to approve this application for Planning Permission.

Schedule of Documentation

SCHEDULE OF APPLICATION DOCUMENTATION

Full Planning Application

The following is a schedule of documentation, including drawings, submitted initially to the Local Planning Authority in respect to the above application. The documentation listed, including drawings, may be amended as part of the application process.

Application Form (submitted via Planning Portal)

2312'loc'01	Location Plan
2312'02	Block Plan As Existing and as Proposed
2312'03	Floor Plans as Existing
2312'04	Floor Plans as Proposed

Supporting Design and Access Statement, August 2023