

PLANNING STATEMENT

**THE GRANARY
UPPER LANGDALES FARM
MILL LANE
STONHAM ASPAL
SUFFOLK
IP6 8QF**

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

**RMF/KAE/NJR/21.242 REV B
AUGUST 2023**

INTRODUCTION

This statement is in support of the planning application to extend Granary Cottage at Upper Langdales Farm, Stonham Aspal.

The property gained Planning Permission as an independent property in 2019 (planning ref. 18/01206) and at this time proposals were to upgrade the adjoining buildings into a further bedroom, living area and utility room from the current games room. The cost of upgrading the buildings has become uneconomic and therefore the replacement of these buildings is proposed to provide additional living and bedroom accommodation that forms this application.

An application in January 2023 was refused on two grounds; No. 1, poor design layout failing to “maintain or enhance” the surrounding character of the area and, No. 2, the proposals would cause a “very low level of harm” to the adjacent listed building. The proposals included in this application have been reduced in size and scale and set down to the naturally lower existing ground level. A heritage preapplication showing some of these changes (excluding the changes in ground level) concluded positively that the proposals were considered “appropriate” and that the further reduction in height (achieved with the ground level changes) of the building would achieve the “subservience” of the proposals appropriate in this case, and would then become acceptable in heritage terms.

PROPOSALS

The current games room and outbuilding amount to approximately 112m² and it is proposed to replace this footprint with a similar size plan, which was reduced from the original planning application of 128m².

The proposals include a new entrance lobby and W.C. with two additional bedrooms and bathroom, along with new living and snug areas.

The proposals have been designed to have a ‘barn like’ appearance from the current parking area and when viewed from the adjacent listed farmhouse.

A steep traditional roof pitch has been used to match traditional barns local to the area. Contemporary steel sheet roofing will be used to provide a contemporary element to the structure that would resemble the replaced corrugated steel roofs often used on historic barns.

The existing accommodation within the ground floor will be modified to include a larger kitchen area and what is now the living/dining area will become an open plan dining area.

The floor level in the extension has been reduced to match the existing ground levels to the rear of the current building.

The floor level in the extension has been reduced to match the existing

The proposals will not only improve and extend the current accommodation but will be built to a high environmental standard and incorporate the 'Passivhaus' principle of design, and include renewable energy solutions.

The proposals will replace a building of little architectural or historic merit and its replacement will both improve the environmental impact of the current building and improve the setting of the adjacent listed farmhouse.

DESIGN

The decision for the initial planning refusal was based on planning policy F.C.1.1 and CS5 and GP01 along with Heritage HB01.

Planning Policy

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| F.C.1.1 | Delivering sustainable development "Conserve and enhance local character". |
| CS5 | Mid Suffolk's Environment – promotes high quality design that "respects local distinctiveness" and that "protects and enhances" the build environment. |
| GP01 | Proposals should maintain and enhance the surrounding area, and respect scale and density of surrounding development. Materials to be traditional, siting should maintain character of the site. Development should protect the landscape setting, provision for parking that does not dominate, landscape proposals should be integral, spaces between buildings should minimise opportunity for crime. |

HB01 Protection of the character, appearance, and setting of listed buildings.

National Planning Policy

NPPF paragraph 194, "Any harm" to the loss of significance of a designated heritage asset requires clear convincing justification.

OFFICER'S REPORT FROM PLANNING REFUSAL

The Officer's report did not consider that the buildings proposed originally were "in keeping" with the existing dwelling or surrounding dwellings and the proposed ridge at the same as the adjacent two storey buildings was too great and would have an adverse affect on the surrounding buildings and the adjacent listed building. The proposals were therefore considered excessive in size and of an inappropriate form and design that would harm the existing character and heritage asset.

The heritage team also assessed the original proposals as being dominant within the farm building group and consequentially causing a "very low level" of less than substantial harm that therefore failed to meet the criteria of the NPPF and HB01.

DESIGN AMENDMENTS

The proposals for the revised scheme have taken the above into consideration and the scheme has been amended to address the concerns raised. A heritage preapplication was also carried out in order to address the concerns raised by the heritage team.

A meeting on site with the Heritage Officer on 26th June was held to discuss a set of revised drawings showing a smaller scheme that reduced the overall length and height and also moved the gable end of the building further back on the site setting more in line with the adjacent building rather than using the footprint of the building to be demolished that made the proposals more dominant in the building group.

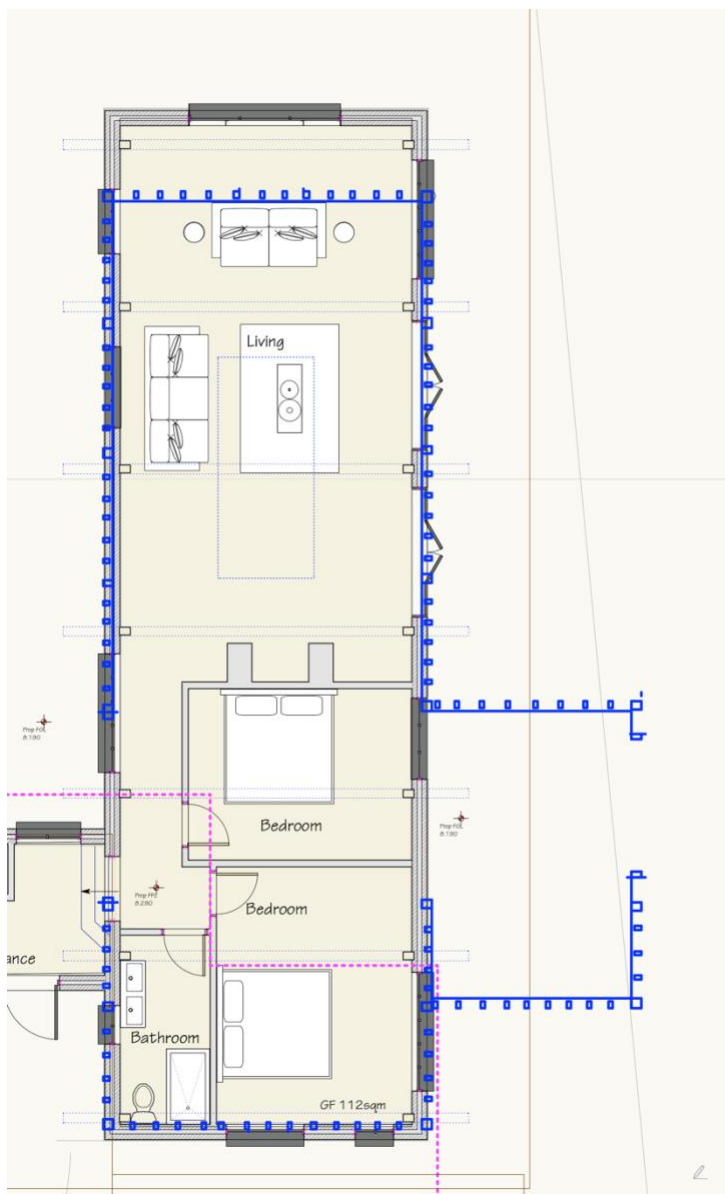
During the meeting it was agreed that with further modification to the setting out of the floor level and consequentially reducing the overall building's ridge height it would be likely that the proposals would be acceptable in heritage terms and remove any potential harm to the setting of the heritage asset.

The proposals were, therefore, further amended to those presented in this application by reducing the floor level by 1000mm. The ridge line is now substantially lower than the adjacent cottages.

In revising the overall scale, form, and materials, it was considered that these remained unchanged and would be in keeping with the surrounding buildings and should therefore be acceptable in relation to policies GP01, F.C.1.1, and CS5.

The building form closely reflects the form of traditional barns across the whole of Suffolk. The building length and width is almost identical to that of the adjacent barn as illustrated with an overlay

of the existing barn studs (in blue) over the proposed plan (see below). The height is, again, also almost identical to a recent barn conversion carried out in Wilby (Green Farm) highlighted on the below (in pink). We would therefore argue that the building is in keeping with the scale and form of traditional Suffolk farm buildings and therefore appropriate to the siting within a “farmstead”.



The materials have been chosen to reflect the material on site which again reflects those within the wider setting in East Anglia. The proposals for the vertical grey timber cladding reflect both the black vertical cladding on the adjacent “cigar shack” (see attached) and the natural grey horizontal boarding on the adjacent barn. The roof is proposed in a standing seam metal reflecting a more contemporary version of the steel seen on the galvanised doors and existing corrugated barn roof (see photos).



We therefore believe that the materials on the proposals are appropriate to the setting and would enhance the surrounding development by removing a poorly constructed set of buildings that currently form the end of the terrace.

CONCLUSION

The reduction in overall size and height carried out in the amended scheme, we believe, addresses all of the concerns raised in the previous refusal and that the proposed extension will enhance both the ecological and energy use of the existing property. It will also enhance the setting of the listed building within the setting of an historic farmstead and would therefore be in accordance with both local and national planning policy and should be acceptable.