

Poplar Hall Barn.

Proposed subdivision into two dwellings

It is understood that new housing in the countryside is strictly controlled.

The application site and building is currently part of a group of four dwellings and is a large single residential unit.

The proposal, whilst creating a new home within the countryside is not proposing an isolated dwelling and seeks to make more efficient use of existing residential space.

Planning policy does refer to situations in the open countryside where planning permission for housing in the open countryside may be permitted as an exception to normal policies such as conversions. This proposed conversion will have no significant visual impact upon the locality as it requires only minimal reconfiguration of the existing building.

The conversion of this large dwelling into two separate dwellings can therefore be achieved without the need for any extension or enlargement (except for the addition of a small porch).

As such the proposal will have no harmful effect on the character of the countryside.

The creation of two smaller dwellings would also reflect the identified shift towards smaller households within Mid Suffolk which is referenced in local planning policy.

Given no additional residential space is to be created (other than a small porch for unit B as stated above) it is not considered that the increase in residential units at this locality from four dwellings to five dwellings will generate significant additional vehicular movements. There is also ample space on site for parking of vehicles, cycles and the provision of self contained waste and recycling facilities.

Additionally the open aspect of the property is such that ample private amenity space can be provided for both the reduced existing dwelling and the new dwelling.

The existing floor area of the current dwelling is c. 340 m²

The proposed dwellings will be as follows

Unit A 225 m²

Unit B 120 m²

Proposed unit B will have a minimum of two car parking spaces.

Unit A will retain all existing car parking spaces

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