

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

Our ref: E985.C1.Let01
26th September 2023

Dear Sir / Madam,

PLANNING AND LISTED BUILDINGS APPLICATION FOR THE CONVERSION AND EXTENSION OF A BARN TO FORM A HOUSE, THE ERECTION OF 2NO GARAGES AND THE CREATION OF A NEW VEHICULAR ACCESS

This application seeks planning and listed building consent for the conversion of a curtilage-listed barn near Mickfield into a house, the erection of 2 garages and the creation of a new vehicular access.

Planning and listed building consent has already been granted for the proposed conversion under references DC/22/05201 and DC/22/05202. This application seeks to amend the extant scheme by moving the new access to the south of the barn, rather than north as previously permitted, and to relocate the garage which will serve the converted barn to the southeast of the site. The amended proposal is outside of the defined red line for the extant scheme so a new planning and listed building consent application is needed to achieve these changes.

The amended proposal has been designed with advice from experienced heritage consultant and historic buildings specialist John Selby. John was formerly the head of conservation in South Cambridgeshire, then at Ely and King's Lynn. He has over thirty years of experience advising on heritage projects specialising in East Anglia. John has undertaken a heritage assessment of the proposal which concludes that the revised siting of the new access preserves the historic farmstead and setting of Green Oak Farmhouse, thereby better revealing its significance. No harm to the setting of this listed building or the wider countryside is identified from the proposals.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748



The route of the access approved under the extant permissions created an unusual layout with the dual accesses located close to one another which negatively affected the setting of Green Oak Farmhouse and required the removal of the outbuilding currently situated to the north. The updated proposal seeks to move the access to the South of Green Oak Farmhouse which will provide more separation between the new access and the listed building. The new access location will improve the layout of the development and it will allow for the retention of the outbuildings.

A highway assessment of the proposal has also been undertaken by an experienced highways consultant engineer. This assessment confirms that the visibility for the new access meets the requirements for the Design Manual for Roads and Bridges and is in excess of the visibility of the new access approved under the extant schemes. The report concludes that there will be no detrimental effect on road safety for either users of the new access or the public highway in this location.

Only one minor change is proposed to the approved barn conversion which will provide an entrance to the barn in the south elevation. The previously approved scheme showed this elevation with floor-to-ceiling glazed windows, the change proposed simply seeks to update this window to be a glazed door into the house. This improves the design and outlook of the house from this direction and provides an additional entry into the property.

This application proposes a new access road to the permitted barn conversion which will improve the setting of the Green Oak Farmhouse, provide a more logical and attractive layout for the converted barn, and provide improved highway visibility onto the road. Therefore, the local planning authority should regard this application as an improvement on the extant scheme. There are clear benefits to this amended proposal and no adverse impacts have been identified, therefore we look forward to receiving confirmation from the Local Planning Authority that the changes are acceptable.

We enclose the following documents with this submission:

1. Planning Portal Application Forms
2. This Covering letter – Ref E985.C1.Let01
3. Planning Statement– Ref E985.C1.Rep01
4. Location Plan as proposed – Drawing No. 2312/01
5. Existing Block Plan – Ref 1436.01
6. Existing Barn Floor Plans and Elevations – Ref 1436.04 Rev C
7. Block Plan As Proposed – Ref 2312/02
8. Barn Ground Floor Plan & Elevations As Proposed – Ref 2312/03
9. Barn Cartlodge / Store Plan & Elevations As Proposed – Ref 2312/04
10. Proposed Front Cartlodge Plans, First Floor Plans and Window Details- Ref 1436 1.03F 1436 1.01F
11. Proposed North and West Elevations - Ref 1436 1.02F
12. Highway Assessment – Ian Booth Dated March 2023, updated September 2023
13. Heritage Assessment – John Selby Dated September 2023
14. Structural Report – Ref GT/2170/srep02
15. Tree Survey – Ref OAS 21-XX-TSS01
16. Envirocheck Contamination Report
17. Phase I Geo-Environmental Assessment – Ref. P0320/R01 Issue 1
18. Ecology Report – Ref GREENOAKFARMMICKFIELD/ER/2022/001

We trust that this is sufficient for you to validate this planning application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
SENIOR PLANNER
EVOLUTION TOWN PLANNING LTD