

PLANNING STATEMENT

PROPOSED CHANGE OF USE FROM WORKSHOP / MACHINERY STORE TO COMMERCIAL KITCHEN

PART OF GROUND FLOOR OF DETACHED TWO STOREY OUTBUILDING AT:

HOME FARM

WEST STREET

WALSHAM LE WILLOWS

IP31 3AP

INTRODUCTION

This Statement is to be read in conjunction with the proposed Planning Application and attached drawings. The Statement will outline the proposals and the various decisions which have been formed during the preparation of the planning application.

DESCRIPTION OF PROPOSAL:

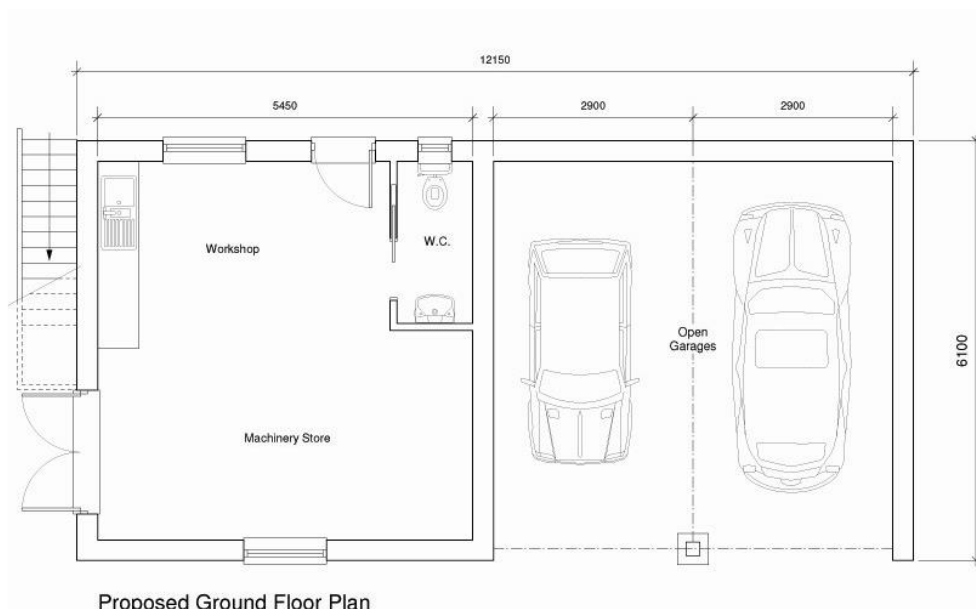
The proposed change of use will apply to the ground floor Workshop / Machinery Store within a two-storey outbuilding built to provide garaging, workshop and storage.

The planning permission for this outbuilding was granted under planning application ref. 3113/11, dated 2nd December 2011.

Condition Nr. 5 of this planning permission stated that: "The outbuilding subject to this permission shall be used solely for purposes incidental and ancillary to the principal dwelling known as 'Home Farm' ".

The Workshop / Machinery Store measures 5.45 x 5.50m internally.





REASONS FOR THIS PROPOSED CHANGE OF USE APPLICATION:

The applicant is the owner of Home Farm, the outbuilding and the adjacent farm / associated buildings.

The applicant has run a small-scale catering business (Home Farm Catering) from Home Farm since 2012.

This business prepares food for weddings and other similar functions. Ref.

<https://www.homefarmcatering.co.uk/>

The business originally used the existing domestic kitchen within the principle dwelling known as Home Farm, but re-located into a new purpose-built commercial kitchen within the outbuilding in recent years.

Because the kitchen remained ancillary to the principle dwelling, the applicant did not think that a change of use application was necessary.

The applicant was recently granted Prior Approval under Class Q ref. DC/23/02895 to convert an adjacent agricultural building into 4 dwellings. As part of this application, it became evident that a change of use application is necessary.

SITE ANALYSIS:

This change of use application includes an Ordnance Survey Site Location Plan with the area of the proposed change of use outlined in red and the remaining land within the applicant's ownership outlined in blue.

The existing farmhouse and farm at Home Farm is located within the village of Walsham-le-Willows. Walsham-le-Willows is a village in Suffolk, England, located around 4 km south-east of Stanton, and lies in the Mid Suffolk council district. Queen Elizabeth I had granted Walsham-le-Willows to Nicholas Bacon, Lord Keeper of the Great Seal, in 1559.

For a quiet village, Walsham le Willows has a thriving community spirit and the site is within walking distance of all of the village facilities. These include, the butcher's shop, which was established in the late 1800s, a wine shop, a builders and garden products merchant and Hill Cottage garden nursery. There is a baby and toddler group, the Little Willows pre-school group and Walsham Primary School. The village has two pubs The Six Bells and The Blue Boar and the Village Hall hosts performances from visiting theatre groups. There are also many clubs and classes open to the villages residents. These include badminton, bowls, darts, cricket which has been played at the sports club since the late 1800s a highly successful football team in the Ridgeons League, snooker, yoga, kickboxing and table tennis plus a number of groups such as the cinema club, the horticultural society, the history group and the drama club.

The farmhouse at Home Farm is a thatched cottage which has been graded as a grade II listed building. The farmhouse dates around C15 and mid C16. It is timber-framed and rendered with a fully hipped thatched roof with decorated ridge. The property is one storey with attics; 3-cell plan, originally with an open hall, now with lobby-entrance. The internal chimney-stack has a plain rectangular shaft, 2 2-light small-paned C20 casement windows; plank door in plain surround. The framing is exposed inside. To the left of the stack is a mid C16 parlour block with good close-studding; double roll-moulding and leaf stops with bar to ground floor ceiling beam, joists with a single shallow roll; matching leaf stops and double roll-moulding to fireplace lintel. The tops of the main posts are also carved with large single leaves. The 2-bay hall area has been much altered the tie-beams have been cut to allow upstairs access, and the former open truss has an arch-braced collar form which seems secondary. A smoke-bay may have preceded the chimney-stack at the upper end of the hall. The main beam of the inserted ceiling has a 6" chamfer and curved stops with the joists being heavy and plain. The timbers of the service end partition remain and the 2 doorways have very shallow 4-centred arched heads.

ACCESS AND INFRASTRUCTURE:

The existing farmhouse and outbuilding have existing road accesses which will remain unaltered by this change of use application.

Parking for the existing farmhouse and outbuilding is provided by the double garage provided separately in the outbuilding which provides two dedicated covered parking spaces and ground/first floor storage facilities. There are also large areas of offroad parking available on gravel areas. These will remain unaltered by this change of use application.

The outbuilding is on a flat and level site with good access. As standard, the workshop area was designed for disabled access with level thresholds to the principle entrances and an accessible W.C. with sufficient turning on the ground floor if necessary.



SUSTAINABILITY AND ENERGY EFFICIENCY:

The outbuilding was constructed to a high standard and the following construction methods were incorporated:

- Instantaneous hot water heating provided, no storage.
- Efficient insulation of pipework.
- Detailing to prevent thermal bridging.
- Efficient internal lighting.
- Water efficiency measures adopted with the use of rain water harvesting.

CONCLUSION:

If granted, the change of use application will ensure that Home Farm Catering will continue to provide full-time employment for two local people at the Home Farm site.

Home Farm Catering will also continue to provide part-time employment for several other part-time staff off site.

The change of use requires no alterations to the existing commercial kitchen or the associated access and parking.

The new commercial kitchen in the outbuilding provides several significant advantages over the existing domestic kitchen within the principle dwelling known as Home Farm. Apart from providing better general catering facilities, these include:

- More hygienic catering facilities and finishes.
- Better energy efficiency.
- Disabled access.

INTERNAL PHOTOS OF COMMERCIAL KITCHEN IN OUTBUILDING:

