



**WINCER
KIEVENAAR**

CHARTERED ARCHITECTS

Proposed Conversion:
7 The Common, Little Blakenham

DESIGN AND
ACCESS
STATEMENT

Ref: 5482_DAS
November 2023



▶ 5482

Full Planning Application

Address:

7 The Common,
Little Blakenham,
Ipswich,
IP8 4JX

Local Authority:

Mid Suffolk District Council

Client:

Mr & Mrs. J. Knott

Date:

November 2023

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1.0

INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a Full Application for the conversion of an existing barn at 7 The Common, Little Blakenham.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—

(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and

how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed.

The proposal outlined within this document is comprised of the conversion of an existing barn into a 3 bedroom dwelling with associated parking and landscaping.

This site to which this application relates is subject to a previous subject to a Class Q application. It was deemed not to meet all the criteria set for a Class Q Permitted Development Prior Approval Application, therefore a Full Application for the change of use is being applied for.



SITE PHOTOGRAPHS



▲
Rear elevation of the existing barn.



▲
Side elevation of the existing barn.



▲
Front elevation of existing barn.

▼
Entrance to site towards barn.



▼
View towards Bramford Road.



▼
Access drive from Bramford Road.



▼ 2.0 SITE CONTEXT



▼
2.0
SITE CONTEXT



Thistledown
Previous Nos. 7 & 8

Barn to be converted

Overlay map from 1892-1914 which indicates that a previous building was on the site and likely to be a rural workers building.

Note that the dwelling now known as Thistledown was previously two dwellings as shown left on the historic map (no. 7 & 8) that have since been combined into one dwelling. Therefore the proposal to add one new residential dwelling through change of use of the barn, restores the same number of dwellings to the site. The proposal would therefore not increase the number of dwellings on the site over the historic precedent.

The land on which the proposal is situated was associated with the residential properties at 7 & 8, as evidenced in historic title deeds.



The site is located at 'The Common', a ground of dwellings located approx 1.16km to the east of Little Blakenham and approx 1.5km to the south of Great Blakenham.

The site is situated with the countryside, outside of the settlement boundary as defined by current planning policies. However, it is surrounded by residential use to the north and west within a cluster of around 10 dwellings. It also falls partially within the lower Gipping Special Landscape Area. It is completely within the Environment Agency's Flood Zone 1.

The site relates to an existing single storey barn and adjacent associated land and a number of planning applications relate to the site and its previous use:

DC/23/01643 - Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwelling houses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Change of use of agricultural building to 1no. dwelling house – Refused

0088/94 - Continued use of a building for raising plants (including house plants) trees and other ancillary horticultural produce (previously permitted by planning permission 861/91) - Granted

1048/92 - Continued use of building for raising plants (including house plants) trees and other ancillary horticultural produce (previously permitted by planning permission 861/91) - Granted

861/91 - Retention of building for raising plants

(including houseplants) trees and other ancillary horticultural produce - Granted

1217/89 - Retention of agricultural building for storage and repairs of domestic maintenance equipment and machinery - Refused

0457/89/OL – Outline Planning Application – Residential Development (1 or 2 Dwellings) with Cesspool Drainage and use of existing vehicular access - Refused

0606/85 - Full Planning Application – Erection of building use as stable and storage of agricultural implements and tools, and equipment used for boat repairs/rebuilding (not carried out on site) - Granted

0147/84/OL – Outline Planning Application – Erection of a single dwelling, using septic tank drainage and existing vehicular access - Refused

The following section identifies relevant planning policies at a national and local level in respect of the re-use or re-purposing of rural buildings.

National Planning Policy.

The National Planning Policy Framework 2021 ("NPPF") provides the Government planning policies.

The overarching principle of the NPPF is the presumption in favour of sustainable development. This is noted in Paragraph 11 of the NPPF.

In respect of plan making, and of particular relevance at this time, paragraph 11 notes "plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid



3.0

PLANNING CONTEXT

change"

For decision taking this means "approving development proposals that accord with an up-to-date development plan without delay"

On the principle of Sustainability. This is defined in paragraph 8 of the NPPF as having three overarching objectives. These being Economic, Social and Environmental.

It is considered that these proposals constitute sustainable development in accordance with the objectives and will provide modest local economic benefit during the construction phase of the proposals. Furthermore an additional dwelling and its occupants shall contribute to local economy and services.

From a social perspective, this shall allow the applicants to live on site and maintain their grassland without the need for travel to the site daily.

In respect of environmental sustainability, the proposed dwelling will achieve a highly efficient, well insulated home with renewable heating technology in the form of an Air Source Heat Pump. It utilises an existing building and from an environmental point of view re-use is sustainable in terms of buildings and re-using brownfield land.

The NPPF supports sustainable development and promotes the re-use of redundant or disused buildings. In Paragraph 80 it notes:

"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of



work in the countryside; c) the development would re-use redundant or disused buildings and enhance its immediate setting”

The proposals set out within this statement accord with this policy and provide a long term viable use for this disused building and enhances the immediate setting.

Mid Suffolk Core Strategy Focused Review

FC1 – Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.

Although the site is outside the settlement boundary, the proposal is to re-use an existing building. Regarding sustainability, re-use of a building and brownfield site rather than developing greenfield is positive. The applicants have to attend site daily for maintenance and therefore living on site will actually reduce travel. The site is situated adjacent to an

existing residential cluster and the change of use would not impact the setting.

FC1.1 – Mid Suffolk Approach to Delivering Sustainable Development

In line with policy FC 1, development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan.

Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents.

The District Council encourages pre-application discussions and/or the use of development briefs and masterplans to address these matters prior to submitting planning applications and in relation to bringing forward proposed allocations. This approach is particularly relevant to the integration of the necessary physical, social and environmental infrastructure within development plans and proposals. The Council will facilitate the delivery of integrated sustainable development through a variety of means, including the appropriate use of planning conditions and obligations, planning performance agreements, local and neighbourhood plans and orders, the introduction of CIL and supplementary planning documents.

Mid Suffolk Core Strategy

CS2 Development in the Countryside & Countryside Villages

In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies. These will include: agriculture and forestry; the preservation of Listed Buildings; rural exception housing to include: - agricultural workers dwellings; possible conversion of rural buildings; replacement dwellings; affordable housing on exception sites; sites for Gypsies and Travellers and

travelling showpeople; the extension of dwellings; the reuse and adaptation of buildings for appropriate purposes, as defined elsewhere in this document new-build employment generating proposals where there is a strategic, environmental or operational justification recreation and tourism; community services and facilities meeting a proven local need development by statutory undertakers or public utility providers; flood protection; renewable energy projects; mineral extraction; & waste management facilities.

As stated within this policy, countryside development will be restricted to defined categories. The proposal falls under conversion of rural buildings.

CS3 Reduce Contributions to Climate Change

The Council will promote and encourage the appropriate development of stand alone Renewable Energy schemes to assist in achieving the Regional Spatial Strategy’s target of 10% total electricity consumption in the East of England by 2010 and 17% by 2020. Sustainable Construction techniques will be encouraged in all new dwellings to achieve at least a three star rating under the Code for Sustainable Homes. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and by 2016 new dwellings will achieve a six star (carbon zero) rating.

These standards require initiatives such as: use of low water volume fittings and grey water systems; orientation to maximise solar gain; high levels of insulation; adequate provision for separation and storage of waste for recycling; and use of materials from a sustainable source in new development.

All non-residential development proposals over 1,000 square metres will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.

The proposal is to reuse an existing building, the proposal will also utilise sustainable strategies and technologies. The proposal will include for ASHP, use of materials from sustainable sources, low water fittings and high levels of insulation.



CS4 Adapting to climate change

All development proposals will contribute to the delivery of sustainable development and reflect the need to plan for climate change, through addressing its causes and potential impacts:

Flood Risk: The council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.

This will involve a risk based sequential approach to determining the suitability of land for development. All new development, wherever possible must be located in Flood Zone 1. Developments proposed on 'dry islands'* which are situated in the middle of flood risk zones 2 and 3 will be treated in the same way as developments in flood zone 2 or 3 for the purposes of the sequential test.

New development in Flood Zone 3a will be restricted to the following categories:

Water compatible uses as defined in PPS25;

Minor development as defined in PPS25; and

Changes of Use to an equal or lower risk category in the flood risk vulnerability classification, where there is no operational development.

Allocations will not be made in Flood Zones 2 and 3 with the exception of allocations for water compatible use and Stowmarket where if no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the Strategic Flood Risk Assessment.

The Council will seek the implementation of Sustainable Urban Drainage Systems into all new developments where technically feasible.

Where protected species are threatened by flooding, replacement habitats which are on a like for like basis in terms of size and quality will need to be provided to ensure there is no net loss of important habitats. There may be opportunities for creation of new habitats in areas at risk of flooding, and for river restoration programmes that allow rivers to reconnect to their floodplains through natural processes, to the benefit of wildlife.

Pollution: To protect people and the environment from

unsafe or unhealthy pollutants. Development that harms the quality of soil or air and/or causes noise, dust, odour or light pollution will be avoided wherever possible. Development proposals will have no adverse effect on water quality.

Development must also seek to adapt for the anticipated negative impacts from climate change upon Biodiversity by protecting the districts natural capital and applying an ecological network approach - re-enforcing and creating links between core areas of biodiversity.

* = The town of Eye in Mid Suffolk is entirely surrounded by flood zone 2 but in discussions with the Environment Agency it is agreed that it should not be classified as a 'dry island'. The SFRA maps show that access/egress from Eye could be possible along Lambseth Street in a flood event. In addition, in the event of a 1000yr flood, Eye town centre is large enough to sustain the population within the dry centre for a short period, if access/egress is not possible.

The proposal is within Flood Zone 1 and does not increase the amount of buildings on site. The new driveway, parking and patio are would be permeable construction to deal with surface water run-off. The proposal is to utilise a brownfield site and improve the quality of the area. Biodiversity has been considered for the proposal and is supported by an ecological report with biodiversity enhancement measures.

CS5 Mid Suffolk's Environment

All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area.

To protect, manage and enhance Mid Suffolk's biodiversity and geodiversity based on a network of: Designated Sites (international, national, regional and local)

Biodiversity Action Plan Species and Habitats, geodiversity interests within the wider environment Wildlife Corridors and Ecological Networks and where appropriate increase opportunities for access and appreciation of biodiversity and geodiversity conservation for all sections of the community.

Emphasis will be given to the creation new habitats

particularly along the Gipping, Upper Waveney and Deben river valley's in connection with flood management schemes and to contribute towards green tourism opportunities.

Landscape: The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character. **Design:** Development will be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene and where appropriate encourage active uses at ground floor level, creating uses of public space which encourage people to walk and cycle.

Historic Environment: The Council will introduce policies in the other DPDs of the Local Development Framework to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains. These policies will seek to integrate conservation policies with other planning policies affecting the historic environment

CS7 Brown Field Target

The District Council proposes a target of 50% of dwellings being built on brown field/previously developed land in Mid Suffolk.

The proposal is on a brownfield site and to re-use an existing building.

Mid Suffolk Local Plan 1998

H7 Restricting housing development unrelated to needs of countryside

In the interests of protecting the existing character and appearance of the countryside, outside settlement boundaries there will be strict control over proposals for new housing. The provision of new housing will normally form part of existing settlements.



The site is situated close to an existing residential cluster. The proposal is to re-use an existing building and improve the setting of the area.

H9 Conversion of rural buildings to dwellings
In the countryside, the conversion and change of use of agricultural and other rural buildings whose form, bulk and general design are in keeping with their surroundings, will be favourably considered, subject to the following criteria:-
- The proposed conversion must respect the structure, form and character of the original building and retain any important architectural features. Existing openings should be utilised wherever practicable and new opening kept to a minimum;
- The extent to which any residential conversion detracts from the original character of the building or its rural surroundings will be treated as a material consideration. In order to protect the character and appearance of the converted building or the amenity and appearance of the surrounding countryside the district planning authority may impose conditions removing permitted development rights.

The proposal meets the criteria set within Policy H9 for reuse of an existing rural building.

CL2 Development within special landscape areas
Within special landscape areas, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.

The proposal improves the special landscape area with the proposed conversion.

T9 Parking Standards
Development proposals, including changes of use, will normally be required to provide for parking and manoeuvring of vehicles, on the application site, in accordance with the parking standards adopted by the district planning authority.

The parking proposed meets the criteria set.

Babergh & Mid Suffolk Emerging Local Plan

SP03 The sustainable location of new development
1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan and any allocations which are made in the forthcoming Part 2 Plan.
2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where the site is allocated for development, or in a made Neighbourhood Plan, or is specifically permitted by other relevant policies of this Plan, or it is in accordance with paragraph 80 of the NPPF (2021).
3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 plan.

The proposal is in accordance with paragraph 80 of the NPPF for the re-use of a building.

LP01 Windfall infill development outside settlement boundaries
1. Proposals for windfall infill development outside settlement boundaries within where there is a nucleus of at least 10 well related dwellings will be acceptable, subject to compliance with all the following:
a) It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.;
b) It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; and
c) The development would usually be for only one or two dwellings.

The proposal is adjacent to an existing cluster of dwellings that are outside the settlement boundary. The proposal improves the setting and the existing building and would be for one dwelling.

LP04 Replacement Dwellings and Conversions
1. Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling.
2. Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.
3. Additionally, proposals for replacement dwellings and/or conversions must:
a) Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings;
b) Consider the amenity for both existing and for future occupiers;
c) Have safe and suitable access and parking;
d) Reuse redundant or disused buildings where possible; and
e) In sensitive areas not be more visually intrusive than the original dwelling.

The proposal is for the conversion of a building to residential use. The structure has been surveyed by a structural engineer and the building has been found sound for the conversion. The changes proposed to the building would enhance the setting and use materials to achieve a high standard of design. The proposal includes for safe and suitable access and parking.

LP15 Environmental Protection and Conservation
1. Development proposals must demonstrate appropriate consideration of the following:
2. Land – Efficient and Effective Use of resources/land
a. Previously developed land will be prioritised. Where development needs to take place of greenfield land avoidance of the best and most versatile agricultural land should be prioritised.



- b. Make more efficient use or re-use of existing resources and reducing the life cycle impact of building materials used in construction.
 - c. Must not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, and daylight.
- Land Contamination and Instability
- d. Where necessary, development will include measures to remediate land affected by contamination and avoid unacceptable proximity to hazardous sources.
 - e. Where necessary, development will include measures to address land instability issues where identified.

3. Pollution – Pollution and Environmental Amenity

- a. Prevent, or where not practicable, mitigate and reduce to a minimum all forms of possible pollution including, but not limited to air, land, ground and surface water, waste, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts. This must be convincingly demonstrated by impact assessments where appropriate.
- b. Significant adverse amenity impacts are avoided where a proposal is located adjacent to or close to existing uses. This would include an assessment of any identified amenity impacts that have a significant adverse effect and how the continues operation of existing use(s) would be prejudiced.

4. Water

- a. Comply with the relevant SCC Construction Surface Water Management Plan.
- b. Demonstrate protection and where practicable enhancement of groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives of Water Framework Directive.

The proposal is to re-use an existing building and previously developed land.

A Phase 1 Land Contamination Report has been submitted to support the application.

LP16 Biodiversity & Geodiversity

- 1. All development must follow the biodiversity

mitigation hierarchy.

2. Development must:

- a. Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potentially designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported.;
 - b) Protect and improve sites of geological value , particularly geological sites of international, national and local significance.;
 - c) Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development.
 - d) Where possible plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. This could include links to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures.;
 - e) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. The Councils will seek appropriate resources from developers for monitoring of biodiversity net gain from developments. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support the delivery of net gain in biodiversity off-site and
 - f) Apply additional measures to assist with the recovery of species listed in S41 of the NERC Act 2006.
- 4) Where appropriate, the LPA will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

LP17 Landscape

To conserve and enhance landscape character development must:

- a. Integrate with the existing landscape character of

- the area and reinforce the local distinctiveness and identity of individual settlements.;
 - b. Be sensitive to the natural and built landscape and visual amenity impacts (including on dark skies and tranquil areas) and;
 - c. Consider the topographical cumulative impact on landscape sensitivity.
2. Where significant landscape or visual impacts are likely to occur, a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) must be prepared to identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.

The proposal improves the landscape setting which has previously been acknowledged and supported by a planning officer.

LP21 Agricultural Land to Residential Garden Land

- 1) The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:
- a. The location, size and scale of the proposal not having an adverse impact on the landscape characteristics and biodiversity of the locality;
 - b. The proposal not resulting in the loss of trees and hedgerows which contribute to the character of the area;
 - c. The proposal not having an unacceptable amenity impact on nearby residential ; and
 - d. The cumulative impacts of separate individual changes for similar development being acceptable.

The change of use will not impact the biodiversity or characteristics of the area. It will not have an impact on the amenity of nearby residents.

LP23 Sustainable Construction and Design

- 1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.
- 2. All new residential development is required to:
 - A. Achieve reductions in CO2 emissions for the Target Emissions Rate of new dwellings and new buildings as



set out in the 2021 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation which would lead to a greater reduction in CO2 emissions', where practicable;

B. Meet the higher water efficiency standards of 110 litres per person per day, as set out in Building Regulations Part G2 (or any subsequent more recent legislation).;

C. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation);

D. Be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporating flood mitigation measures;

E. Provide Energy efficiency measures with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;

F. Provide feasible and viable on-site renewable and other low carbon energy generation to allow the greatest CO2 reduction

G. Demonstrate how it has incorporated sustainable building materials wherever possible; and

H. Plan for the risks associated with future climate change as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.

3. In meeting the above, all major developments³³ are required to submit a Sustainability Design and Construction Statement. This should be submitted at the appropriate stage in the application process and demonstrate how the principles set out in 2c)-2h) will be incorporated into the design of the development.

4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b)., unless it is convincingly demonstrated that it is not possible.

5. All residential developments are encouraged to achieve water usage of not more than 100 litres per person per day. This is in addition to criterion 2b) in

accordance with recommendation from Anglian Water. Water re-use and recycling, rainwater and storm water harvesting, and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.'

The proposal will meet the required sustainable construction and design. The proposal implements renewable technologies as well and enhancing the thermal efficiency of the building and reusing an existing structure.

LP24 Design and Residential Amenities

1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. As appropriate to the scale and nature of the development, proposals must:

- a. Respond to and safeguard the existing character/context;
- b. Create character and interest;
- d. Be designed for health, amenity, well-being and safety; and
- e. Meet Space Standards

2. In order to achieve this development proposals shall:

- a) Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;
- b) Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;
- c) Protect and retain important natural features including trees or hedgerows during and post construction;
- d) Create/reinforce a strong design to the public realm incorporating visual signatures;
- e) Adhere to the Building for a Healthy Life design assessment framework and include good practice in design principles. Non-householder schemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test incorporation of good design principles;

- f) Incorporate high levels of soft landscaping, trees and public open space that creates, and connects to, green infrastructure and networks;
- g) Prioritise movement by foot, bicycle and public transport, including linkages to create/contribute to a 'walkable neighbourhood';
- h) Design-out crime and create an environment for people to feel safe, and has a strong community focus;
- i) Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust;, including any other amenity issues;
- j) Provide appropriate long-term design principles and measures in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;
- k) Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design Principles; and
- l) Provide at least 50% of dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).

Where site viability issues exist, proposals must be supported by a viability assessment which convincingly demonstrates what the maximum viable contribution for accessible and adaptable dwellings is.

3. All developments must also demonstrate that they have regard to the design principles set out through Suffolk Design, the Councils' Design Supplementary Planning Documents, design documents which support, Neighbourhood Plans and/or village design statements. Development which fails to maintain and improve the quality and character of the area will not be supported.





4.0

USE AND AMOUNT

The site relates to an existing single storey barn and adjacent land. The site comprises maintained grassland with associated buildings on the site. A number of permissions relate to the site, this includes the use for raising plants, trees and other ancillary horticultural produce for the maintained grassland.

The building was previously used for horticultural purposes and storage. The site is surrounded by residential use and the change of use would not impact on noise on the surrounding area. As per the Class Q Permitted Development application for prior approval, the environmental protection team raised no objection on noise grounds, subject to the imposition of construction hours as a condition.

A small area of the applicants' ownership is proposed to be changed to residential use. The remaining land, as well as a number of associated buildings on site will remain as existing. These will be continue to be used in association with the maintained grassland for storage etc.

The land on which our proposal is situated historically associated with the residential properties at Nos. 7 & 8, as evidenced in historic mapping and title deeds.



5.0

LAYOUT

The barn is proposed to be converted into 1 no. residential unit and will not be extended.

The main living spaces are on the east side of the building and utilise larger openings for views.

The 3no. bedrooms, bathrooms and ancillary spaces are to the west with smaller openings proposed.

The site is within flood zone 1. The proposal does not increase the amount of structures on the site and would not result in any increase of surface water run off. All hardscaping relating to the change of use would be permeable to deal with water run-off.



6.0

SCALE AND MASSING

The barn will not be extended and the roof pitch and form of the barn will remain as existing. Therefore, the scale remains unchanged.





7.0

APPEARANCE

The current barn is clad in corrugated metal. This is proposed to be removed and replaced with vertical timber cladding on the external walls and a standing-seam metal roof.

Roof lights are proposed to be inserted to provide top natural light into living spaces.

New windows and doors to be installed will be aluminium framed double glazed units.

The design, materials and appearance of the proposal reflects and upholds the inherently agricultural and rural character of the building's setting.

The proposed conversion would see the existing building retain its existing scale and form with no demolition works required. It was shown in the officer's report for Class Q Permitted Development that the proposed fenestration and external services and materials are considered to be acceptable. New openings for windows and doors are required to implement the proposal and are considered to reflect, respect and enhance the existing character of the building.

The existing building is supported by a structural report which confirms the existing building is sound and capable of conversion for residential use.



SOUTH ELEVATION



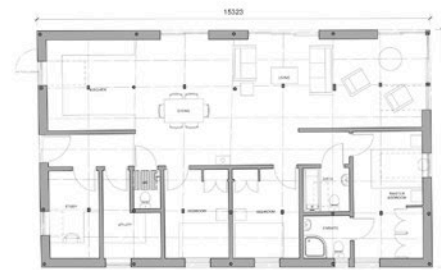
EAST ELEVATION



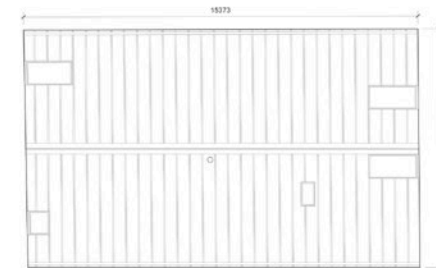
NORTH ELEVATION



WEST ELEVATION

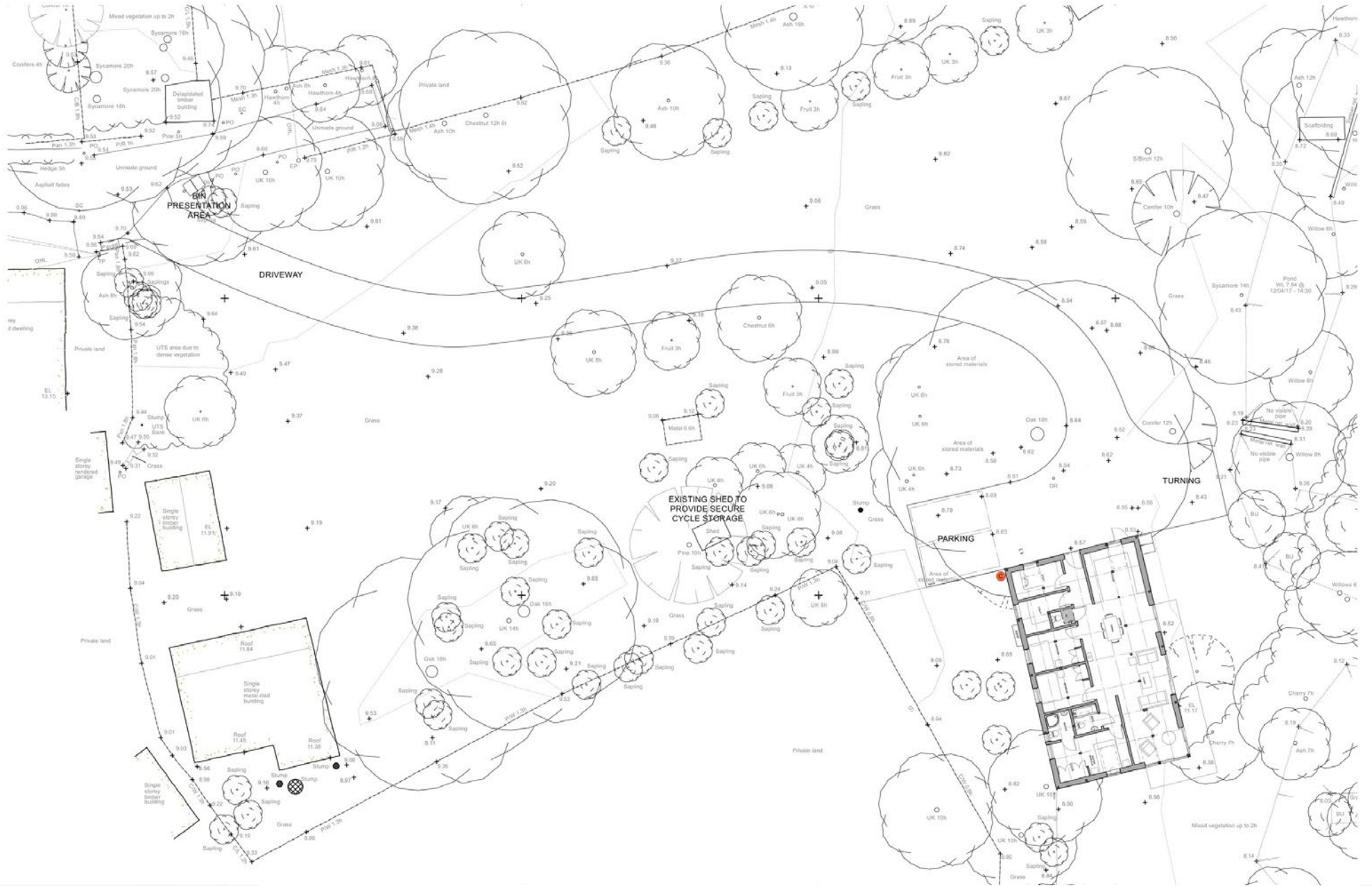


FLOOR PLAN



ROOF PLAN







8.0 LANDSCAPING

The majority of landscaping remains unchanged on the proposal. There are a couple of trees proposed to be removed due to their extremely close proximity to the existing building that are in poor condition.

The proposal does include for a permeable driveway, parking and turning area along with a small patio for the barn. No other changes are proposed.

The site is partially within a Special Landscape Area, the proposed changes to the barn improve the setting within the landscape area.



9.0 ACCESS

External Access

Vehicular access is off the adopted highway, B1113 Bramford Road. The vehicular access is good, with visibility in both directions required for the type and speed of road. No alterations are proposed to the access and there will be no new highways access.

The existing access to the site is more than adequate for the change of use.

Following on from the Class Q application this proposal includes for a driveway to be constructed to connect to the access drive and onto the public highway. This will provide the necessary link required for it to be a sustainable location. The new drive will lead to the existing barn which will include adequate parking and turning. A connection for electric charging infrastructure to promote sustainable travel will be included. There is an existing shed on site that will be utilised to provide secure cycle storage.

Whilst a concern was raised by local residents with regards to the proposed use of the existing access drive, the current applicants attend site daily for the maintenance of the land using the proposed access route. The trips generated by the development following conversion would therefore be similar if not reduced, since the applicants would then live on site.

During the Class Q application, Suffolk Highways were consulted. Highways gave a number of conditions relating to the proposal, subject to provision of parking, cycle storage, bins and electric charging infrastructure. All these proposed conditions are acceptable and have been included within this proposal.

Footpaths along B1113 link the site to public transport and to the public footpath towards the River Gipping, 0.4 mile walk/ and 0.3 miles away from other public footpath.

A bus stop is 436ft away which is served by the Ipswich Bus 988 that supplies a bus service to Claydon High School.

Little Blakenham also has a bus connection to Ipswich supplied by Mulleys from Cross Green to Suffolk One 2.3miles walk away.

Great Blakenham is a 1 mile walk away and is provided by a First Bus 88 between Stowmarket and Ipswich every 30mins Monday to Saturday.

National Cycle route 51, known as the North Sea Cycle Route is connected to through Bramford on a branch route. Route 51 passes through Oxfordshire, Buckinghamshire, Cambridgeshire, Suffolk and Essex as part of a national sustainable transport network.

Internal Access

The converted barn will comply with Part M of the Building Regulations.

