

## Planning Statement

Project – Detached Annex with Demolition of Existing Stables at Churn Milk Farm, Brettenham Road, Buxhall, IP14 3DZ



### Introduction

The following 'Planning Supporting Statement' incorporating a 'Design and Access Statement' has been prepared by Daking Designs Ltd on behalf of the applicant, in relation to a householder planning application for the erection of a Detached Annex with Demolition of Existing Stables

This application should be read in conjunction with the following supporting documents:

- Drawing 535-003A – Existing/Proposed Floor Plans & Elevations - Annex

### Location

Churn Milk Farm, Brettenham Road, Buxhall, IP14 3DZ A generously sized plot with parking area to the front and large rear garden.

### Development Description

The proposal is a householder planning application for Detached Annex with Demolition of Existing Stables & Cartlodge.

### Design

The proposal is designed to the highest standard ensuring the development is in keeping with this sensitive area. The proposal will not cause any detrimental impact upon the quality of the area or the visual amenity of surrounding buildings.

### Use

The site currently accommodates a detached family home built approximately 60 years ago.

## Appearance

The architectural context around the site is varied in terms of materials, styles and scale. The infill design is intended to blend into the existing environment.

## Landscaping

The site perimeter is defined by existing planting & existing stable block.

## Access

The site will be accessible to vehicles via existing entrance point, there is no change required for this proposal. The current parking area allows for numerous car parking spaces.

## Policy

Policy HS35 of the Babergh Local Plan concerns residential annexes.

<p><b>HS35</b> Self contained annexes to existing dwellings will be permitted in the form of extensions, which will be considered against policy HS33. The application should:</p> <ul style="list-style-type: none"> <li>• explain the need for the annex;</li> <li>• demonstrate the functional and practical linkage between the annex and the main dwelling; and</li> <li>• give an indication of how it will be used if the present need for the annex ceases to exist.</li> </ul> <p>Proposals for an annex in the form of a free-standing building will only be considered where it can be demonstrated satisfactorily that an annex cannot be provided in the form of an extension.</p> <p>Where an annex would be capable of forming a separate dwelling in contravention of the housing policies in the Local Plan, a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 will be sought to ensure its occupation is tied to the main dwelling.</p>
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The proposed annexe will be located within the existing residential curtilage of the host dwelling and there would be unimpeded access along with shared services. The proposed use is for the applicant's family members with greater need for them to be closer to their family. The annexe will not be sold as a separate dwelling.

It should be noted that planning permission had been granted for a detached annex (ref 2235/15) this has now lapsed hence the new application. Copy of planning permission certificate attached below.

**Mid Suffolk District Council Planning Control Department  
131 High Street Needham Market IP6 8DL**

**PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 25 June 2015      REFERENCE: 2235 / 15  
Date Registered: 15 July 2015

Documents to which this decision relates: **Defined Red Line Plan:**

The defined Red Line Plan for this application is Unnumbered Drawing (Scale 1:2500) received 25th June 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

**Approved Plans and Documents:**

Unnumbered drawing (floor plans and elevations) at a Scale of 1:100 received 15th July 2015. Unnumbered and unscaled block plan received 25th June 2015.

**Refused Plans and Documents Not Accepted to Form the Application:**

The following documents were considered / viewed by the Local Planning Authority, but not accepted to form part of the application and this decision. These documents may not have been the subject of formal consultation on that basis.

Unnumbered Drawing (floor plans and elevations) scale 1:100 received on the 25th June 2015.

<b>CORRESPONDENCE ADDRESS:</b>	<b>NAME AND ADDRESS OF APPLICANT:</b>
MK Plumb Building Services 9 West View Stowmarket IP14 1SD	Mrs S Everett Churn Milk Farmhouse Brettenham Road Buxhall Stowmarket IP14 3DZ

**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Erection of annexe and garden store - Churn Milk Farm, Brettenham Road, Buxhall

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

Daking Designs Ltd  
November 2023