

Householder Planning Application & Listed Building Consent at

Kedges End, The Street, Kersey, Ipswich, Suffolk, IP7 6DY

Introduction

The following Design & Access/ Heritage Statement describes the proposal for erection of a detached cartlodge in the rear garden of the residential property known as Kedges End, The Street, Kersey, Ipswich, Suffolk, IP7 6DY.

Kedges End is a grade II listed residential property, C15-16 timber-framed and plastered cottage with a tiled roof.

The Proposal

The proposal here is rather modest with the erection of a detached cartlodge in the rear garden area. Proposed materials for the building are stated on drawing 476-001B.

Layout & Scale

The proposal will not have an impact on the character of the Listed building as this will be set back from the host dwelling in the rear garden. The size of the cartlodge is 5.1 meters by 6.5m with a ridge height of 4.9m.

Access

The proposal will have no effect in terms of highway safety and convenience. The proposal will not be subject to the requirements of the Disability Discrimination Act.

Landscaping

No landscaping will be affected by the proposal as stated on drawing 476-001B.

Planning Policy

The National Planning Policy Framework (NPPF) provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise". The principle of the development is acceptable in accordance with the policies of the development plan. The proposal accords in principle with Policies CN01 of the Babergh Local Plan as well as Policies CS1 of the Babergh Core Strategy.

NPPF - National Planning Policy Framework

CS1 - Applying the presumption in Favour of Sustainable Development in Babergh

CN01 - Design Standards

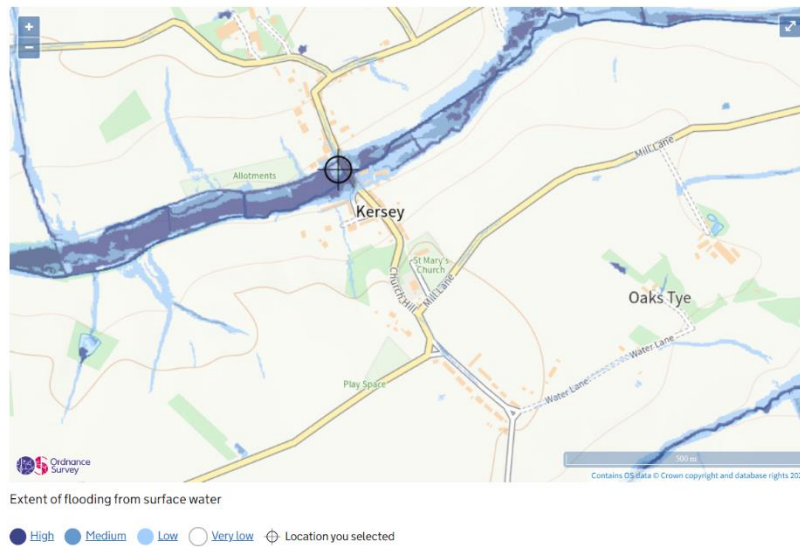
CN06 - Listed Buildings - Alteration/Ext/COU

Flood Risk

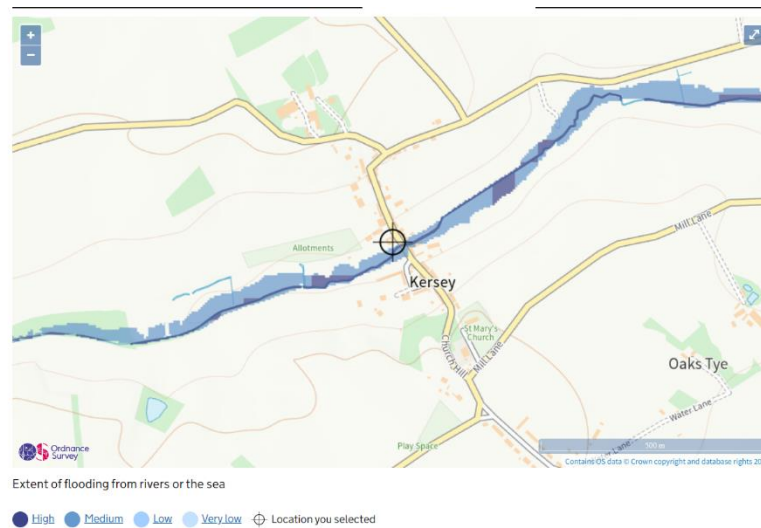
The site is located within Flood Zone 3. The chance of surface water flooding is high risk.

The mapping below details the extent of surface water flooding in the past.

There isn't any history of surface water flooding within the site since the applicant purchased the property however the mapping below does suggest in the past this has occurred.



The chance of flooding from a reservoir, rivers, sea and ground water is all unlikely as per mapping below.



Mitigation on the effects of potential surface water flooding

1. All electrical points to be fixed 1.25m above FFL with lighting points set at 2.3m.
2. Soakways to be installed min 5 meters away from the outbuilding. Any hardstanding areas to be permeable.

Heritage Statement

Statement of Significance

Listing entry number – 1037247

Date first listed - 23-Jan-1958

Listing description - KERSEY THE STREET 1. 5377 (west side) Cressland and Kedges End (formerly listed as Denbigh House and Riverside) TM 0044 58/462 23.1.58 II* GV 2. Formerly a house of some importance, possibly a master weavers dwelling, built on a half H plan with outbuildings closing the west side and forming an internal courtyard. Possibly of C15-C16 origin but altered in the C17, particularly on the front. The date 1654 is on the lintel of the front doorway. A timber-framed and plastered building with a tiled roof and a tall ridge chimney stack. Two storeys and attics. Three window range on the front of bar and transom casements with leaded lights. There is a 2-storeyed splayed bay in the centre and shallow oriels on the outer ranges of the upper storey. The centre and south ranges are flanked by small high level windows of 2 lights. The south end has a window on the upper storey with 5 lower and 9 upper lights. The north gable has finely carved bargeboards.

Listing NGR: TM0002444133

Impact Assessment & Justification

The proposals have been carefully considered to achieve a sympathetic, successful build without adversely impacting on the 'host' building or impose on its visual clarity. Elevational the proposal is very simple & understated.

It is worth noting that a similar planning application was approved for the erection of a detached cartlodge in 2011, reference B/11/00411. The cartlodge was never erected by the previous owners.

The proposal seeks for an electric car charging point to be located on the rear of the structure with battery pack and solar panels on the roof. With the government drive for electric vehicles to become nationwide along with solar energy we trust the local authority will be in favour of this approach.

Conclusion

In summary the proposal would preserve the character and appearance of the existing Listed building, surrounding area and will not cause any harm to the setting of the historic dwelling.

We trust the local authority will look favourably upon this application.

Daking Designs Ltd

October 2023