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architectural design, CAD drawings, and planning applications

PLANNING STATEMENT

LAM-24-01

Planning Application for Change of Use

Mrs Lamport
39 Stoke Road
Methwold
Norfolk
IP26 4PE

THE PROPERTY

The building on the curtilage has three elements. When viewed from Stoke Road, from left to right:

1. The main house (double story with pitched roof);
2. The primary annexe (single story with pitched roof); and
3. The secondary annexe (single story with flat roof).



The main house (1) and secondary annexe (3) have residential status. The primary annexe (2) has commercial status as it was used as a pre-school nursery run by the curtilage owner, Mrs Lamport.

There is existing internal access points between the main house and primary annexe.

This planning application is for the change of use of the primary annexe, located between the two residential parts of the building, to residential use.

HISTORY

The main house was originally built (circa. 1800s) to accommodate a local judge. The primary annexe, which was constructed at the same time as the main house using the same materials and brickwork details, originally served as a courthouse. These areas share a common electrical supply.

The secondary annexe was added many years later (circa 1956) to provide a police station with accommodation. Its materials and construction are of a different style.

The police station was disused some years later and the use of this part of the property was changed to residential in 2010.

The existing owner of the curtilage, Mrs Lamport, purchased the property because some of the building (the primary annexe) had commercial status. The owner's business known as Methwold Nursery School Limited, which was incorporated on 25 March 2008, used the primary annexe to provide pre-school nursery services. However, the business stopped operating more than a year ago.

CONSIDERATIONS

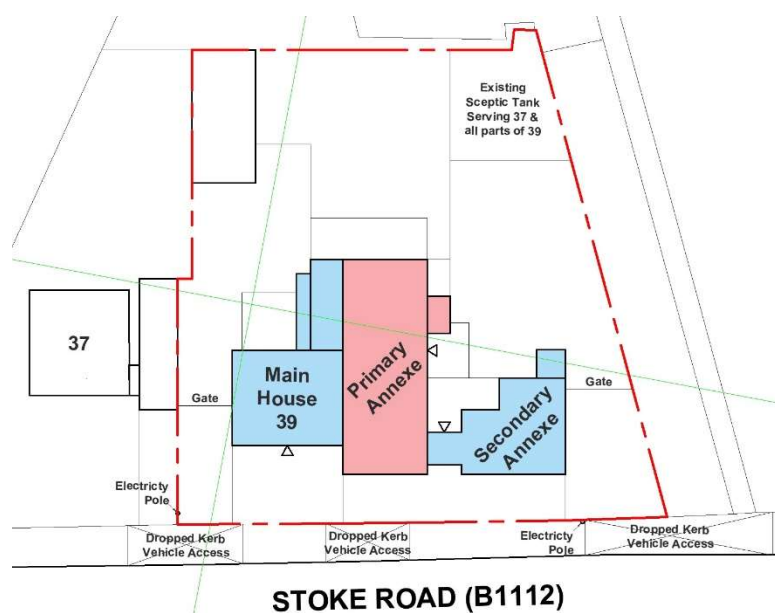
Could the owner's business restart?

Methwold Nursery School Limited is no longer viable and it is for this reason that it was finally dissolved on 8 August 2023. There is no feasible business plan to make it possible to reopen the business. The owner has no other business interests.

Could the premises be used in connection with another business?

Use of the primary annexe by a business not operated by the owner is not feasible as it would rely on use of some of the owner's curtilage for access and parking:

- The entrance to the primary annexe is at the rear and requires access over the owner's residential curtilage.
- Even if a new entrance was created at the front, parking facilities here to support a business would be insufficient.
- The gardens within the curtilage provides access between the main house and secondary annexe.
- The secondary annexe is self-contained and has its own electrical supply..



CONCLUSIONS

The commercial use of the primary annexe is only feasible if a business were to be operated by the owner of the curtilage. There is no requirement for commercial use by the owner.

The primary annexe shares existing access and services to the main house as it was constructed at the same time.

Changing status from commercial to residential will ensure that the property does not become derelict and in disrepair.

DRAWINGS

The following drawings are attached:

- Location plan at a scale of 1:1250.
- Block plan at a scale of 1:500.