

PLANNING STATEMENT

PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO
DWELLINGHOUSE (CLASS Q)

at

9 MANOR ROAD, ELMSETT, SUFFOLK, IP7 6PN

for

MR. S. GOODCHILD



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1 INTRODUCTION

- 1.1 This statement is prepared on behalf of Mr. S. Goodchild in support of a proposal for a Prior Approval application (Class Q – agricultural buildings to dwellinghouses) for the conversion of existing barn to a new dwelling at 9 Manor Road, Elmsett, Suffolk, IP7 6PN
- 1.2 The proposals aim to create an appropriate sustainable dwelling in the location of an existing barn.

2 SITE LOCATION and DESCRIPTION

- 2.1 The application site is located to the rear of 9 Manor Road, Elmsett, Suffolk, IP7 6PN, marked with a cross on the plan below.



- 2.2 A separate application has been submitted to erect a replacement dwelling and detached garage with office over in the location marked with a triangle above. The barn is situated to the north east of the existing dwelling.
- 2.3 Further to the south a recent application for the conversion of a barn to form 1 dwelling was approved (ref. DC/22/00612).

3 CLASS Q ASSESSMENT

3.1 The Prior Approval proposal is assessed against the GPDO as follows:

Permitted development

Q. Development consisting of—

- a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and*
- b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.*

3.3 All the conditions are satisfied, therefore the Barn conversion is to be permitted development subject to the Prior Approval process.

4 CLASS Q CONDITIONS

4.1 Q.2 sets out the conditions for the permitted development:

(a) transport and highways impacts of the development,

The proposal will use the existing site access via Manor Road currently used by both the existing dwelling and the existing agricultural buildings. The access is a dirt track and will be upgraded to a shingle driveway. The first 5m will be a bound tarmac surface.

The conversion of the barn will create a 4 bed dwelling. 4 parking spaces will be provided exceeding SCC standards.

The proposals will not result in any intensification of use of the existing driveway and will have no detrimental impact to highway safety.

(b) noise impacts of the development,

There are no uses within close proximity which would give rise to the potential noise disturbance to the occupants of the proposed dwelling.

(c) contamination risks on the site,

No history of land contamination has been shown within the submitted documents.

(d) flooding risks on the site,

The area occupied by the Barn to be converted lies within Flood Zone 1. Part of the site to the extreme north is located within Flood Zone 3. This is proposed as garden land only and does not impact the residential use of the barn.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

Surrounding uses are all residential and therefore the conversion of the barn to residential use is not considered impractical or undesirable. The continued use of the site for agricultural use would have a negative and undesirable impact on the surrounding dwellings.

- (f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.**
The plans show a quality conversion of The Barn to a residential unit. The materials chosen reflect the rural character of the site.

5 SUMMARY and CONCLUSION

- 5.1 The development will be sustainable and meet the requirements of Class Q of the GPDO.

