

PW1327_Planning Statement - February 2024
Supporting Statement for Full Planning Application for
Alterations to Existing Piggery to Facilitate the
Conversion to Flexible Commercial Use at
Tannington Lodge Barns

1.0 Introduction

This application relates to the change of use of a piggery building at Tannington Lodge Barns, from an agricultural building to Flexible Commercial Use (Class E). The conversion has Prior Approval for conversion from agricultural to flexible use under Class R; this full application is for alterations to the building to facilitate the change of use including external alterations including new windows/doors, new roof finish and new cladding, enclosing existing covered areas and new lean-to roof over external walkway.

The piggery building is located between the villages of Dennington and Worlingworth, approximately 5km to the north-west of Framlingham in Suffolk. The building is located immediately to the east of an existing and ongoing barn conversion, and to the north-east of Tannington Lodge. The site location is shown in pictures 1 and 2 below.



Picture 1. Site location indicated by red arrow (sourced from Google Earth Pro)



Picture 2 – Aerial view of the building (sourced from Google Earth Pro; however, note that the photo is out of date and not indicative of conditions on the ground).

2.0 Purpose of This Report

Peter Wells Architects have been appointed to prepare this full application to cover alterations to the building to facilitate its conversion to flexible use. This report should be read in conjunction with drawings PW1327_PL01revB, PL02revD & PL03, which show a site location plan, floor plans and elevations as existing and as proposed.

3.0 Previous Approval

Prior Approval was granted for the conversion of the agricultural building to flexible use in December 2023, under reference: DC/23/05842.

4.0 The Existing Building

The existing building is a single-storey agricultural building with asbestos sheet roofing and photovoltaic panels on the south elevation, and a combination of blockwork, metal sheeting and horizontal timber boarding to the walls. See pictures 3 - 6 of the existing building below.

The total existing floor area of the building to be converted is approximately 110m².



Picture 3 – South western facades of the building



Picture 4 – North western facades of the building



Picture 5 – North eastern facades of the building



Picture 6 – South western facades of the building

5.0 The Proposed Works

The proposal is to convert the piggery building to Flexible Commercial Use (Class E – Artist's Studio space).

The Proposed works included in this full application are as follows:

- External alterations including new timber windows/doors, new roof finish in black metal corrugated sheeting and new timber cladding (stained black), all as shown on the proposed elevations. The photovoltaic panels will be retained on the south roof slope.

- Enclose the existing open/covered areas. As a result, the total proposed finished floor area of the converted building is approximately 140m².
- New covered walkway on the north elevation with lean-to roof.

6.0 Planning Considerations

6.1 Ecology

A Preliminary Ecological Appraisal has been carried out by Liz Lord and a copy of her report is enclosed with this application.

6.2 Residential Amenity

With the exception of Tannington Lodge and the nearby barn conversion that is under construction (both under the same ownership as the piggery), there are no neighbouring properties nearby. The proposed alterations are not considered to have any detrimental effect on residential amenity.

7.0 Conclusion

This application relates to an agricultural building (piggery) at Tannington Lodge Barns, that already has Prior Approval under Class R for conversion to Flexible Commercial Use. This application is to cover alterations to the building to facilitate the change of use including external alterations including new windows/doors, new roof finish and new cladding, enclosing existing covered areas and new lean-to roof over external walkway.

The proposed alterations are considered unlikely to have any detrimental impact due to the location of the building within a rural area, and lack of neighbouring properties nearby.