

# PLANNING STATEMENT

*Project*

## NEW GARAGE, STORE AND SITE FENCING

*At*

TARQUIN BARN  
WILBY ROAD  
WOOTEN GREEN  
STRADBROKE  
SUFFOLK. IP21 5JP

**JOB REF**  
**23-119**

REV 0 - 26/01/2024

## Planning Statement

Date - 26th January 2024

### 1. INTRODUCTION :-

This statement is in support of the full planning application for the New Carport, Garage, and garden store for the use of Tarquin Barn, Wilby Road, Wooten Green in Stradbroke. The proposals include the proposed amendments to the external fencing and enclosure to the residential garden



### 2. EXISTING SITE :-

The site is set just off the Wilby road with it's access along Neaves Lane. The Main House, Known as Tarquin Barn, was developed using one of the existing commercial building on the site under approval DC/20/02918. The remaining commercial unit has now been removed leaving the property without any secure garage or garden store. The planning approval removed the majority of the permitted development rights of the new dwelling and made specific reference to garaging and site enclosure without the need to gain planning approval to those items. It is

therefore necessary to formally apply for planning permission for the proposed garage and modifications to the site fencing (alterations to those already approved under DC/20/02918).

#### 4. NEED :-

The property has a garden area of just under 1.75 acres and the maintenance and care of a garden and property of this character and size would be impossible without a significant array of garden tools and equipment.

The need to have secure storage for maintenance equipment, summer garden furniture, bikes and other residential paraphernalia is essential in the rural environment where the theft of items is a significant risk especially with higher value items such as bikes and tools which have easy resale potential.

Suffolk is ranked as the fifth worst effected area in the country for rural crime according the latest figures from the NFU Mutual. It is therefore important that items stored outside the house are adequately protected both from the weather and against theft. The property has already suffered with break-in's and losses while being constructed as well as stray dogs wandering on the site that was totally unprotected until recently.

The need for a garage on site to house cars, care & maintenance tools, and specialist equipment is essential to ensure good security especially while away on holidays. The current tools are inadequately housed in the temporary container to the rear of the site along with garden machinery.

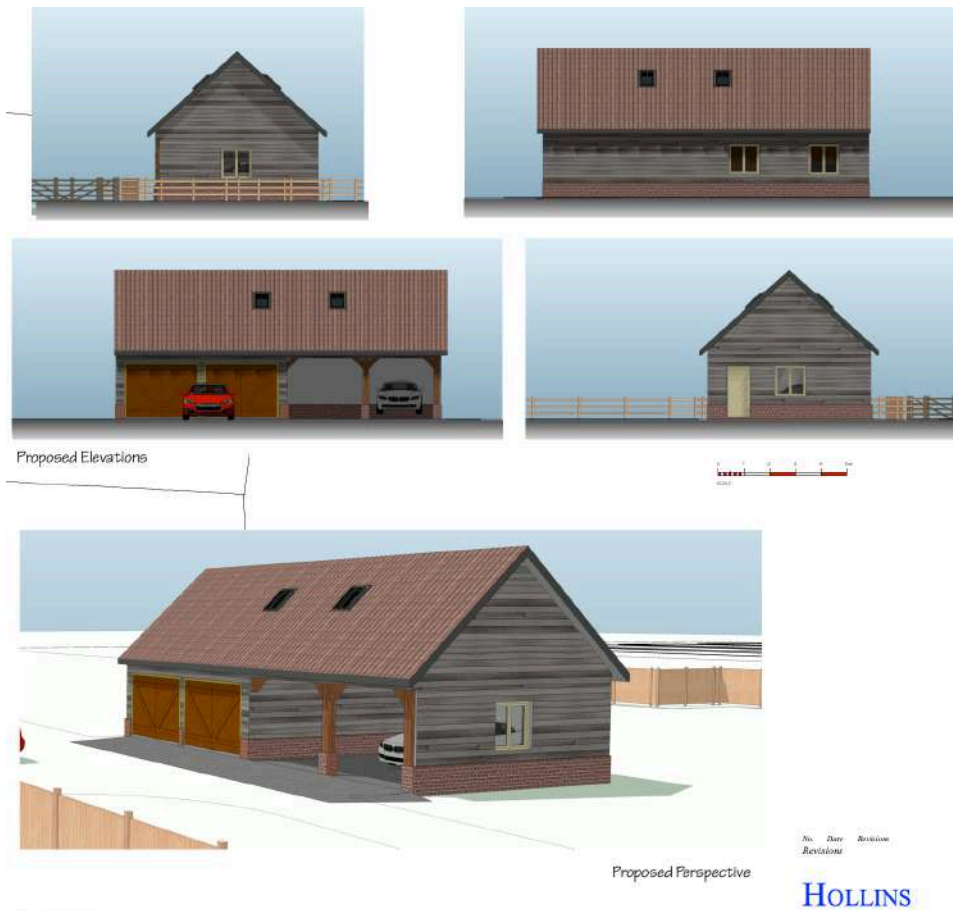
#### 4. PROPOSALS :-

The proposals within this application include the removal of the existing close boarded fencing (closest to the entrance gate), and the retention of some of the close boarded fencing (not previously permitted in the DC/20/02918 approval along with the construction of a traditional garage/cartlodge with garden store and workshop.

The design of the garage is similar to those seen across the county, using traditional red brick plinth and timber frame with boarded finish, and a natural clay pantiled roof. The character of the design is entirely in keeping with the rural nature of the site and would not conflict with either the more contemporary conversion of the listed building on the adjoining site. The

building will house two open car bays to allow for day to day parking and car charging with two further secure bays that would generally house both garden and car maintenance equipment along with Bikes and household tools. The size of the garage is compliant with the recommendations of the Suffolk County Councils recommendations for garages and would be of a size expected for a site and property of this nature.

The fencing has been amended in some areas from that on the formal planning approval to give added security, however further amendments have been made recently that are noted on the proposed plans with a view to gain formal approval to these changes. The line of existing trees has been maintained in accordance with the original planning approval and has been strengthened by the planning of significant number of additional native trees along the northern boundary. The public footpath running along this boundary retains a native hedge line that has been retained along this side. It is intended that the close boarded fence to the immediate north of the new property is retained to give a level of privacy to the gable windows from the footpath and where the hedge line is naturally slightly thinner.



## 5. CONCLUSIONS :-

The proposals are in keeping with the rural character of the area and reflect the traditional farm buildings associated with many listed farms and cottages in the immediate and wider environment therefore they would be both compliant with national and local planning policy and should be permitted.