

**Householder Planning Application to regularise unauthorised works.
Retention of Existing 3 Bay Cartlodge As-Built (to replace enacted
Planning Permission DC/22/03122 for the construction of a 4 Bay
Cartlodge)**

**Reduction in size of Cartlodge from 4 bays to 3 bays, together with
amended siting.**

**Otium (Formely Wheldons Farm Shop), Joes Road, Newton, Suffolk,
CO10 0QE**

For Manzanas (Southern) Limited on behalf of Mr & Mrs D Figaji

Supporting Statement

Planning Permission reference DC/22/03122 was granted on the 23rd August 2022 for the erection of a detached 4 bay cartlodge; Insertion of additional windows to all elevations, widening existing window opening to North Elevation and rooflights (following approval of DC/22/01428).

Planning permission DC/22/03122 has been enacted with the approved windows having been installed to the house, as such the permission has been enacted and therefore the 4 bay cartlodge could still be able to be implemented as originally approved.

The cartlodge that has been erected on site is identical in detail to the design for the cartlodge approved under DC/22/03122, but smaller in size. The cartlodge has been constructed as 3 bays rather than 4 bays (two open bays and one closed bay, as opposed to three open bays and one closed bay).

The approved 4 bay cartlodge measured 12.40m in length x 7.00m wide. The 3 bay cartlodge erected on site measures 9.50m in length x 7.00m wide.

The positioning of the Cartlodge was also changed slightly following a visit from Building Control, and a discussion concerning some mature trees within the hedge line to the Eastern boundary, at which time it was agreed to pull the cartlodge away from the boundary towards the house, which also meant moving it to the South.

The orientation remains the same.

The submitted application is to regularise the reduction in size of the cartlodge from a 4 bays to 3 bays (equating to a 25% reduction in size/scale on the approved structure), and to obtain approval for the revised siting closer to the house, all as shown on the submitted drawing No 2759/08D & 11E.

The principle of a cartlodge structure is already established on the site by the existing enacted planning permission, therefore the submitted retrospective householder planning application is to consider the reduced size/scale and amended positioning, of the structure approved under DC/22/03122, all as shown on the submitted drawings.

Reference: 2759/SS01
1st March 2024