

Local list validation assessment



17 | 2 | 2024

Proposed Conversion to Annex
Elm Farm The Fields Hingham



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Document	Local List Validation Assessment
Reference	2713
Client	Mrs. P. Spurrell
Project	Conversion to Annex
Site Location	Elm Farm Hingham
Site Area	
National Grid	

Date	Revision	Status	Prepared	Checked
17.2.2024	-	ISSUE	AP	

1.1 [Design and Access Statement](#)

Submitted as a separate document

1.2 [Supporting Planning Statement](#)

It is considered the scale and nature of the proposal do not require such a statement

1.3 [Statement of Community Involvement](#)

It is considered as a replacement dwelling and given the scale and nature of the proposal such a statement is not required.

1.4 [Regeneration Statement](#)

It is considered the scale and nature of the proposal do not require such a statement.

1.5 [Sustainability Statement](#)

It is considered the scale and nature of the proposal do not require such a statement, however, the site is considered to be in an established and sustainable location.

1.6 [Transport Assessment/Travel Plan](#)

It is considered the scale and nature and that the proposal is for a single annex the proposal does not require such a statement

1.7 [Flood Risk Assessment](#)

The application site does not sit within an identified Flood Zone and the proposal. The size of the rear section of the Application Site will provide opportunities to maintain the sustainability of surface water disposal.

Drainage

The disposal of foul and surface water by appropriate means within the site boundaries is proposed with the option of utilising the existing drainage infrastructure to the host dwelling.

1.8 Archaeological Statement

The proposal does not affect any Listed historic or heritage assets and the Application Site has been the curtilage of a private dwelling the subject of domestic cultivation for many years.

Retail Assessment

The scheme proposes a residential use only and on that basis no Retail Assessment is provided

Open Space Assessment

It is considered the scale and nature of the proposal do not require such a statement

Landscaping

See Design and Access Statement. No existing landscaping will be impacted.

Trees

See above

1.9 Nature Conservation/Ecological Assessment

The application site does not impact on any identified areas of Nature Conservation/Ecological Assessment.

The first floor over the garage is a sealed enclosed space frequently used for drum practice and the rehearsal and mixing of music as such it does not provide habitat potential.

1.10 Noise Impact Assessment

Not considered appropriate or necessary for this application.

1.11 [Air Quality Assessment](#)

Not considered appropriate or necessary for this application.

1.12 [Refuse Disposal and Waste](#)

The proposed site layout provides appropriate space for the storage of domestic refuse.

1.13 [Ventilation/Extraction](#)

Not considered appropriate or necessary for this application

1.14 [Structural Survey of the Property](#)

The garage proposed to be converted is in a sound structural condition.

1.15 [Contaminated Land Survey](#)

As noted, the Application Site has been in constant residential use including the domestic cultivation of garden areas over many years. No issues of contamination has become apparent over these years.

1.16 [Affordable Housing](#)

The proposal does not breach the current threshold which would require the provision of Affordable Housing.

1.17 [Lighting Scheme/Light Pollution Assessment](#)

Not considered appropriate or necessary for this application

1.18 [Telecommunications – supplementary information](#)

Not considered appropriate or necessary for this application

1.19 [Land to be Offered for Adoption](#)

Not considered appropriate or necessary for this application

Planning Obligations

Not considered appropriate or necessary for this application, however, a CIL Assessment form is included in the application.