

## PLANNING APPLICATION – DESIGN & ACCESS STATEMENT

Ref: 024/0398/DAS-001 A

Proposed Development: Proposed new single storey detached replacement dwelling following demolition of existing single storey detached dwelling including all landscaping and ancillary works.

Site Address: Bartley Barn  
Broad Acres  
Lower Road  
Westerfield  
Suffolk  
IP6 9AR

Applicant: Mrs D. Wiseman

Agent: John Denny Associates Ltd  
43 Oulton Road  
Ipswich  
Suffolk  
IP3 0QD

Local Planning Authority: East Suffolk Council



The application site comprises a timber barn with corrugated metal roof situated on the southern side of Lower Road, Westerfield. The subject building was formerly associated with a large dwelling (Broad Acres) but was previously granted prior approval for a permitted change of use from Class B8 (Storage) to Class C3 (Residential). Both dwellings are accessible via a private track which is also subject to a Public Right of Way (PROW).

**Planning history:**

DC/18/4739/PN3: Single Residential Development using existing vehicular access onto Lower Road at Bartley Barn, Lower Road, Westerfield - prior approval granted 7<sup>th</sup> March 2019 for change of use only from Class B8 (Storage) to Class C3 (Residential).

DC/20/4694/FUL: Submission of details relating to fenestration changes and increase in residential amenity area, Bartley Barn, Lower Road, Westerfield – granted 19<sup>th</sup> January 2021.

**Planning policy:**

National Planning Policy Framework 2023

Suffolk Coastal Local Plan, Adopted September 2020

- Policy SCLP 3.2 - Settlement Hierarchy
- Policy SCLP 3.3 - Settlement Boundaries
- Policy SCLP 7.1 - Sustainable Transport
- Policy SCLP 7.2 - Parking Proposals and Standards
- Policy SCLP 9.5 - Flood Risk
- Policy SCLP 10.4 - Landscape Character
- Policy SCLP 11.1 - Design Quality
- Policy SCLP 11.2 - Residential Amenity

The proposal is to demolish and replace the current detached dwelling known as Bartley Barn with a new detached dwelling positioned approximate upon the position of the existing structure.



The existing dwelling is of single storey, small size and located centrally on the plot which measures approximately 1212m<sup>2</sup>. Most of the site is laid to grass and lawn with an access off a private drive running to the eastern boundary of the site. There is also a separate detached storage building constructed in the same manner and materials.

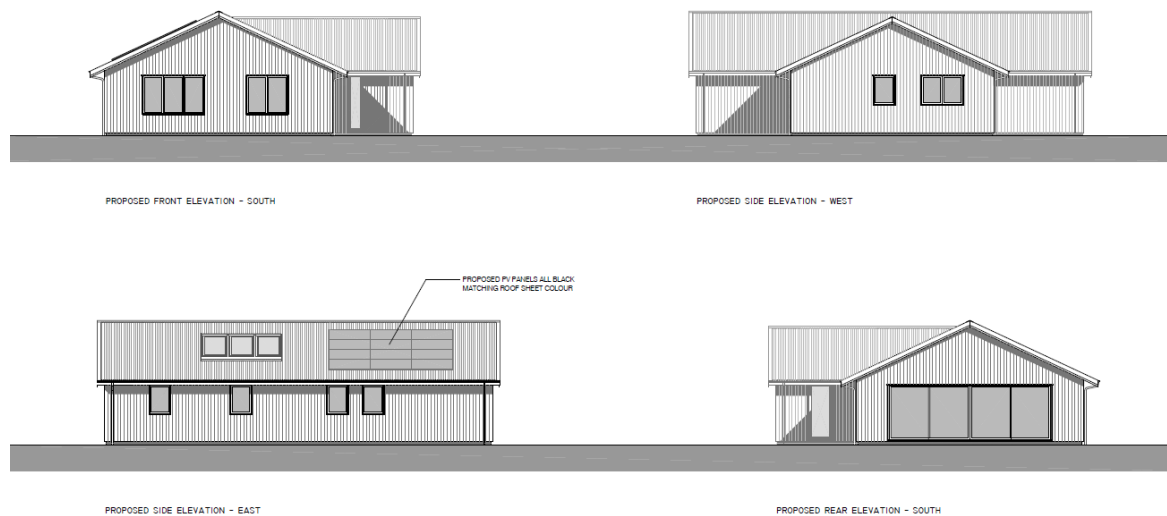
A shared access drive enters off Lower Road and continues up past the proposed site and continues to the main dwelling of Broad Acres, this drive is also a designated footpath, although its use has greatly diminished since the opening of the new footpath running through the country park as part of the new “Henly Gate” development.



The existing boundary to the West is boarded by mature well established trees and hedging giving good shielding cover. The remaining two boundaries to the south and East have existing post and rail fencing and it proposed to plant these with native species

hedging and trees as per attached plans. The access on to the site will move slightly northwards with a new parking and turning area in front of the proposed dwelling.

The plot is situated in a rural area on the western periphery of Westerfield with the original structure clad with horizontal timber boarding and pitched roof having both profiled metal cladding and corrugated sheeting, timber windows and doors along with black plastic rain water goods complete the external materials.



The proposed new dwelling would be of a similar height and be no more visually intrusive than the existing structure along with the choice of materials the structure will give the appearance of blending into the background of mature trees behind bordering the farmland and the dwelling.

Our client is very aware of the rural surroundings, the diversity of the surrounding landscape and the value of soft borders to the current plot. They have stated that they intend to keep the vast majority of the existing boundary hedgerows and mature trees which are maintained and would also provide the necessary protection required should any construction take place. Our client has stated that they will seek to confirm assurances through their chosen contractors to mitigate any environmental impact.

The replacement dwelling would be constructed using good quality building materials such as vertical timber boarding, metal corrugated roof sheeting and powder coated aluminium windows and doors. These materials being those previously approved an earlier planning approval on a similar site in Framlingham under East Suffolk Council.

It is intended that all foul drainage is discharged into a sewage treatment plant on site along with a new grey water harvesting system for all surface water. All heating and hot water will be provided by means of a new air source heat pump and PV panels on the east facing roof slope.