

Item: 11

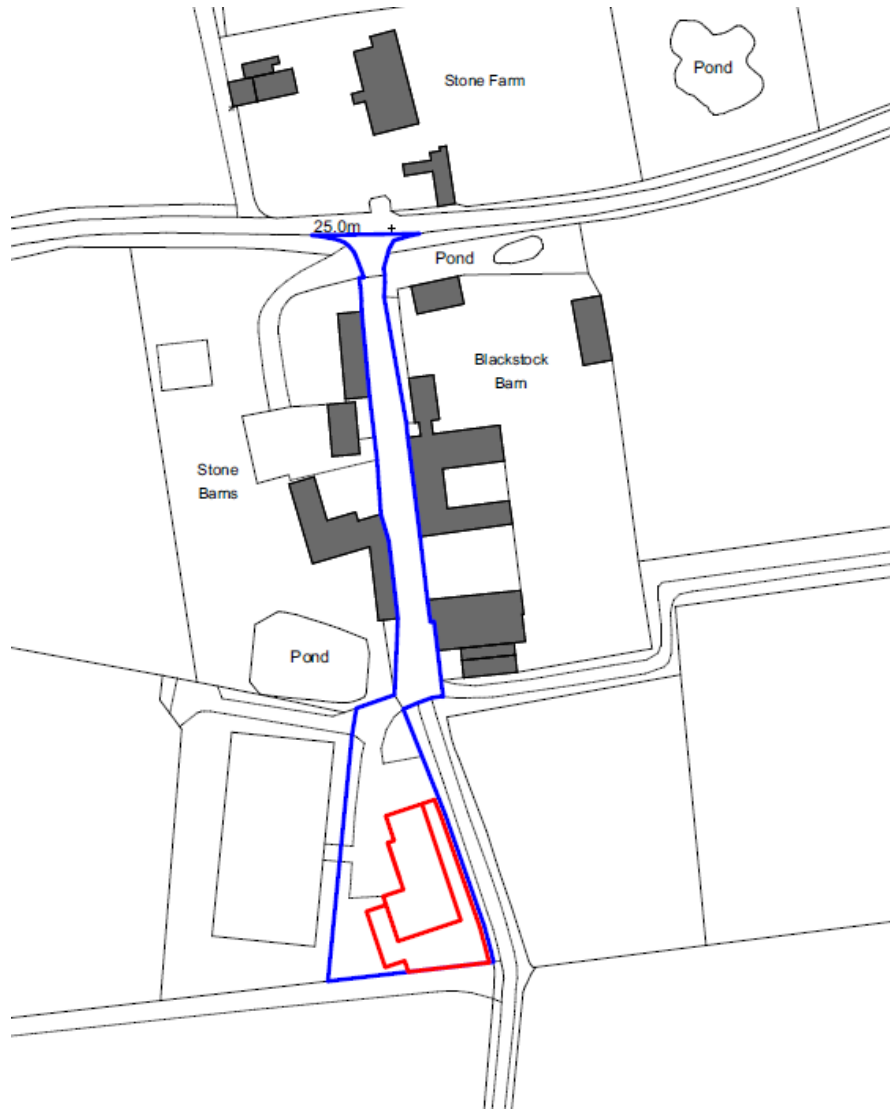
DC/21/1486/FUL

Change of Use of Land and Conversion of  
Agricultural Building to one dwelling  
(following prior approval reference  
DC/20/4270/PN3).

Stone Farm, Station Road, Blaxhall

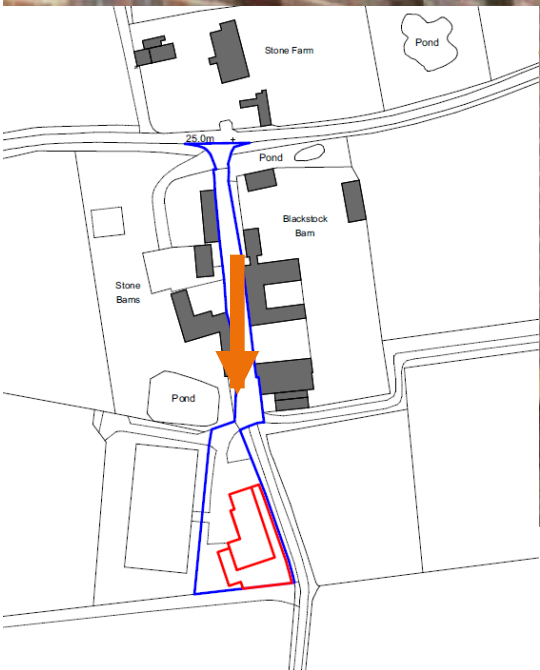


# Site Location Plan



53 Station Rd, England |  
Instant Street View

# Photographs





Photographs



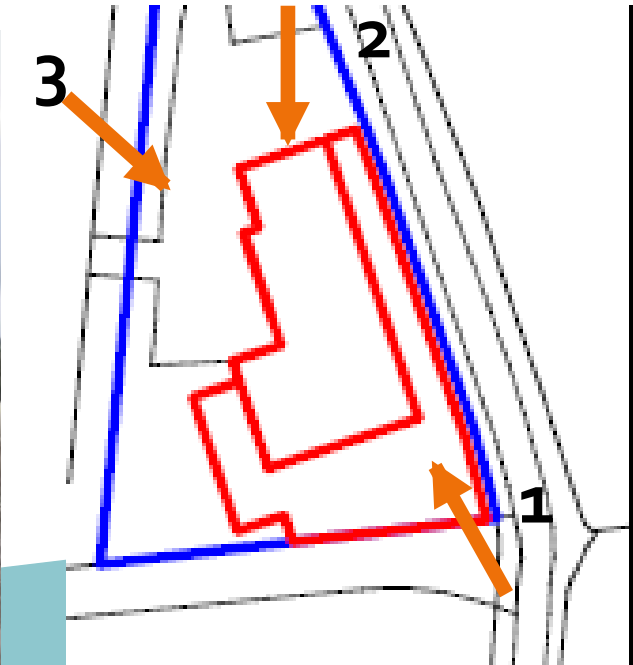
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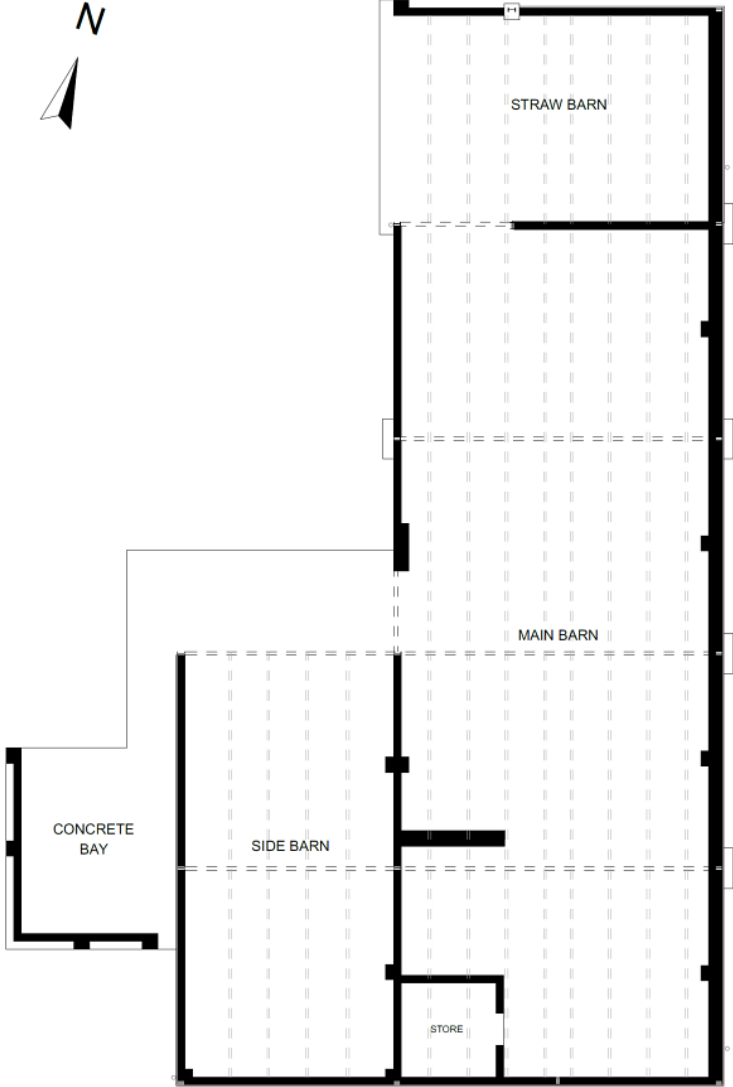
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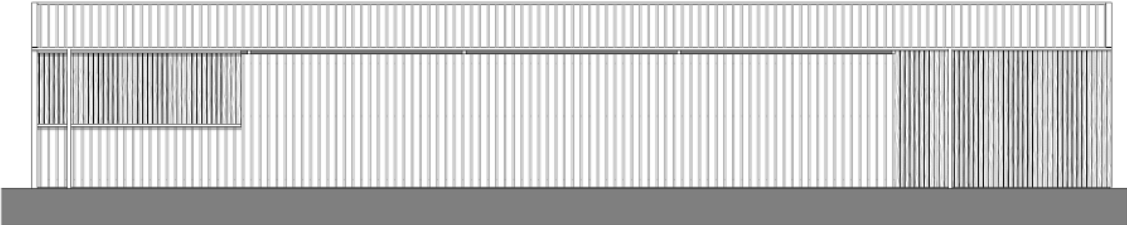
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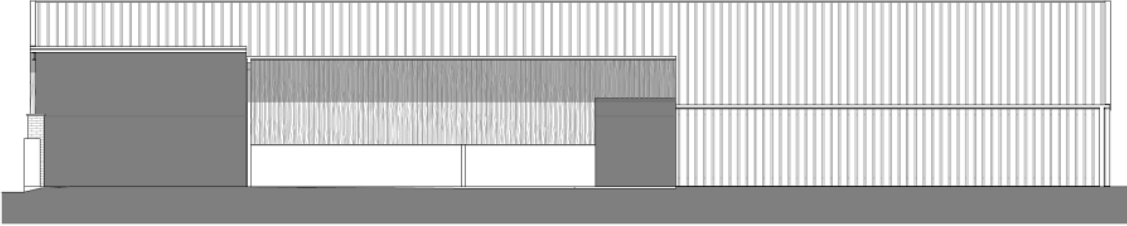
# Existing plans



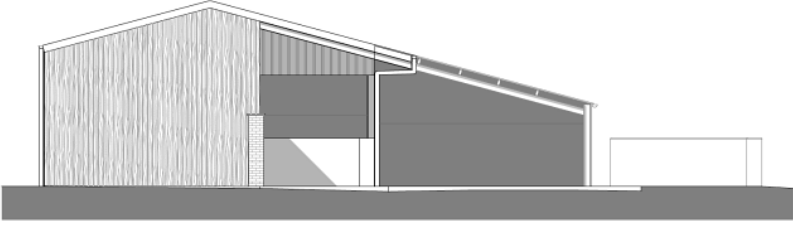
GROUND FLOOR PLAN



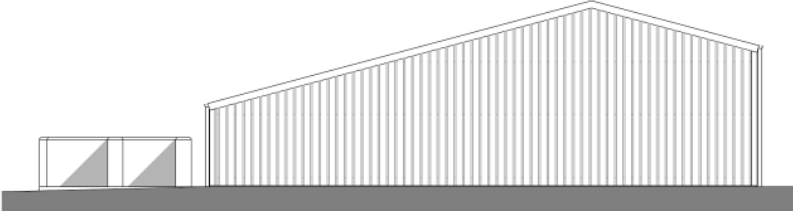
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the Architect before work commences. Figured dimensions only are to be taken from this drawing.

This drawing is to be used in conjunction with all relevant consultants and / or specialist drawings and specifications and any discrepancies or variations are to be reported to the Architect before affected work commences.

This drawing is COPYRIGHT

RevID	Issue Date	Comment	Modified by

**ploice**

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Project Management | Landscapes | Architecture | Interiors | Cost | Environment

Job Title  
Stone Farm  
Station Road  
Blaxhall  
Woodbridge, IP12 2DF

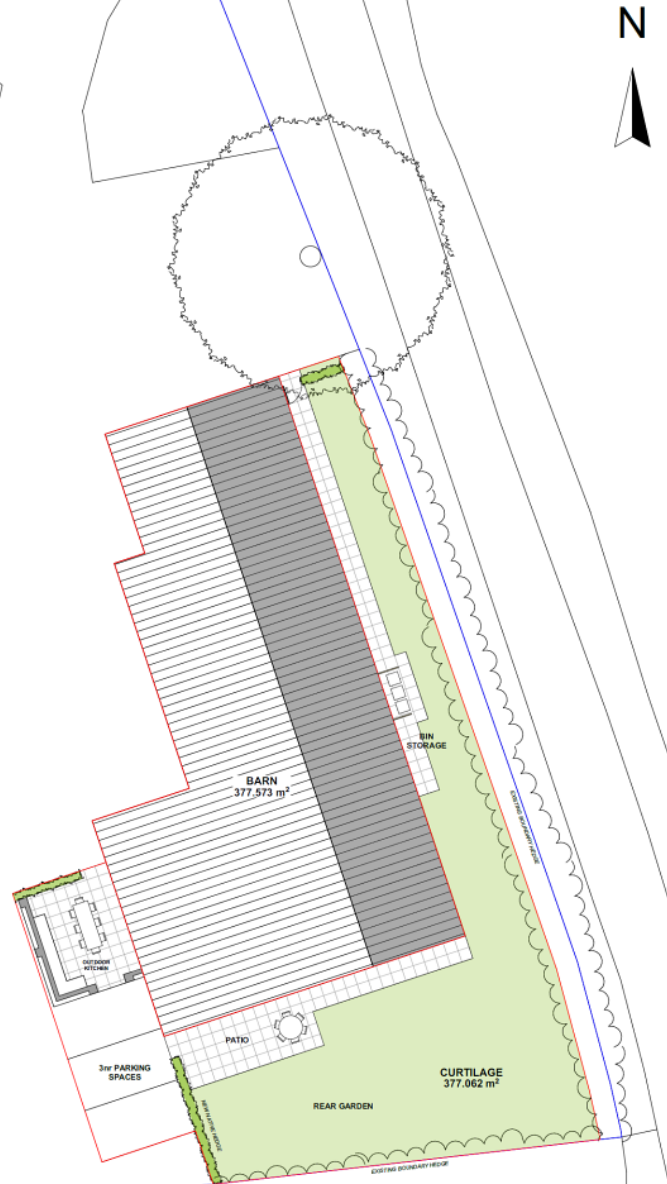
Drawing Name  
**EXISTING PLANS AND ELEVATIONS**

Status  
**EXISTING**

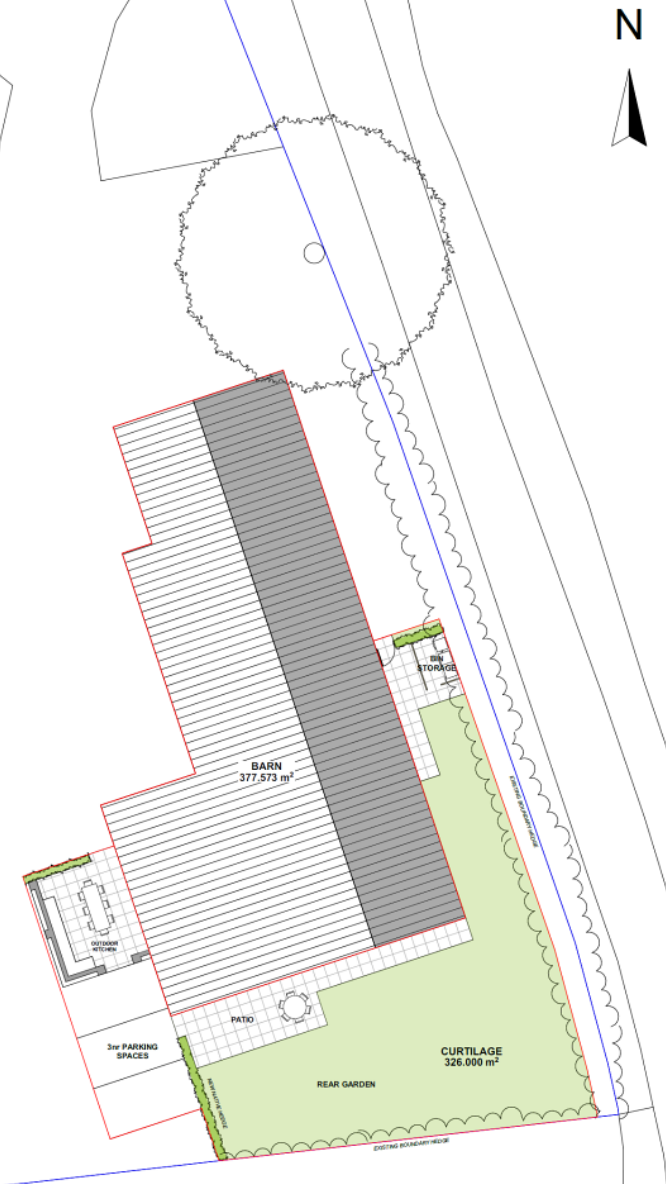
Drawing Scale @ A2	Drawn By	Checked
<b>1:100</b>	<b>TL</b>	<b>CG</b>

Job Number	Dwg No	Revision
<b>PL526</b>	<b>A01-02</b>	

# Proposed block plan

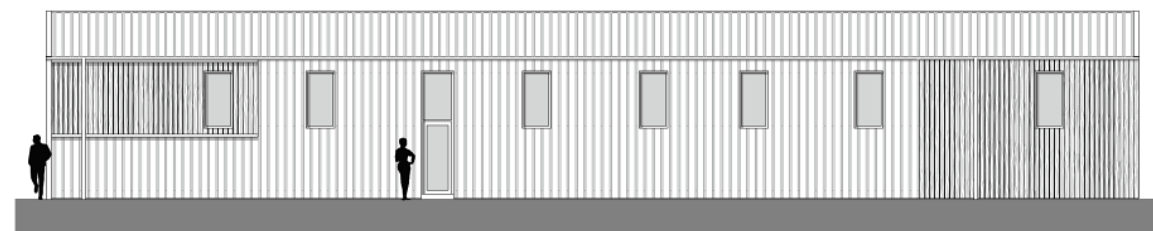


# Approved block plan

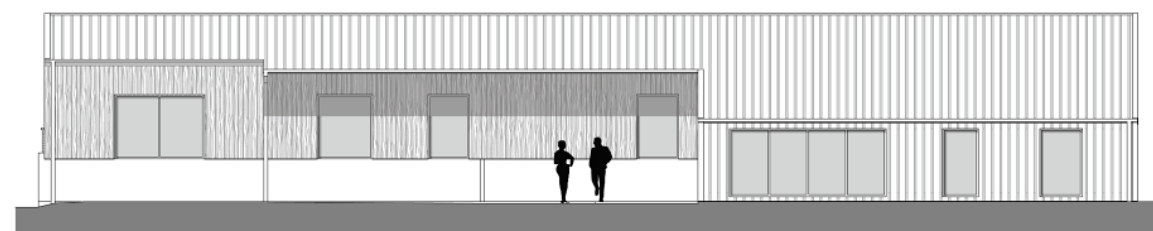




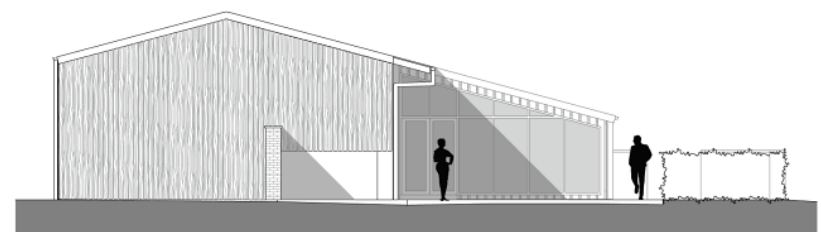
**GROUND FLOOR PLAN**  
Existing Internal Floor Area: 336.30m<sup>2</sup>  
Proposed Internal Floor Area: 326.52m<sup>2</sup>



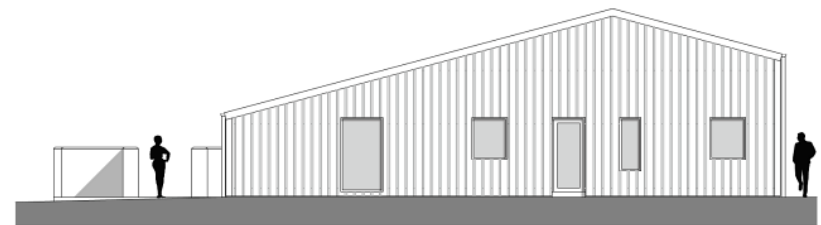
**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

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0 1 2 3 4 5 6  
0 1 2 3 4 5 6

# Approved Plans

RevID	Issue Date	Comment	Modified by

**ploice**  
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**Project Management** | Landscape | Architecture | Interiors | Cost | Environment

Job Title  
Stone Farm  
Station Road  
Blaxhall  
Woodbridge, IP12 2DF

Drawing Name  
**PROPOSED PLANS AND ELEVATIONS**

Status  
**PROPOSED**

Drawing Scale @ A2  
**1:100**

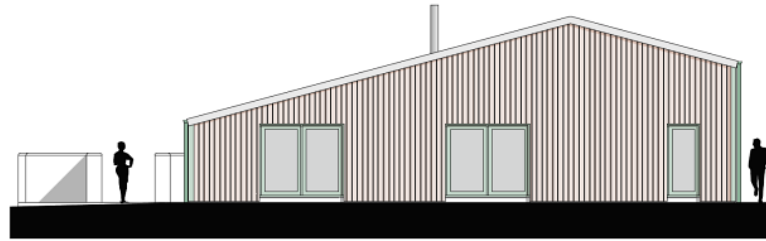
Drawn By  
**TL**

Checked

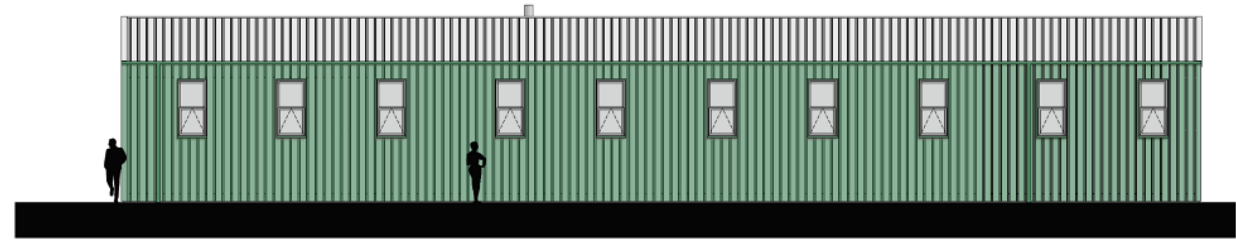
Job Number  
**PL526**

Org No  
**A02-01A**

Revision



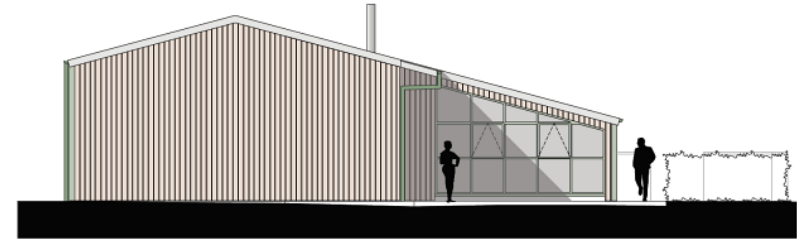
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

# Proposed plans



PROPOSED GROUND FLOOR PLAN

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A	17-03-21	Updated in line with client comments	CG
Rev/D	Issue Date	Comment	Modified by

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Project Management | Landscape | Architecture | Interiors | Cost | Environment

Job Title  
Stone Farm  
Station Road  
Blaxhall  
Woodbridge, IP12 2DF

Drawing Name  
**PROPOSED SCHEME**

Status  
**FOR COMMENT**

Drawing Scale @ A2  
**1:100**


Drawn By  
**CG**

Job Number  
**PL526**

Dwg No  
**A02-05 A**



## Material Planning Considerations and Key Issues

- Principle of development – contrary to Policy SCLP5.5 relating to conversion of redundant buildings in the countryside
  - Fallback position – Class Q conversion
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

# Recommendatio

**n Approve** subject to controlling conditions as summarised below and set out in full in the reports:

- Standard time limit
- Plans compliance
- Materials as submitted
- Ecological mitigation
- Parking areas to be provided and maintained
- Details of cycle storage and electric charging infrastructure
- Bin storage area provided and retained
- Removal of Permitted Development rights