

## Item 7

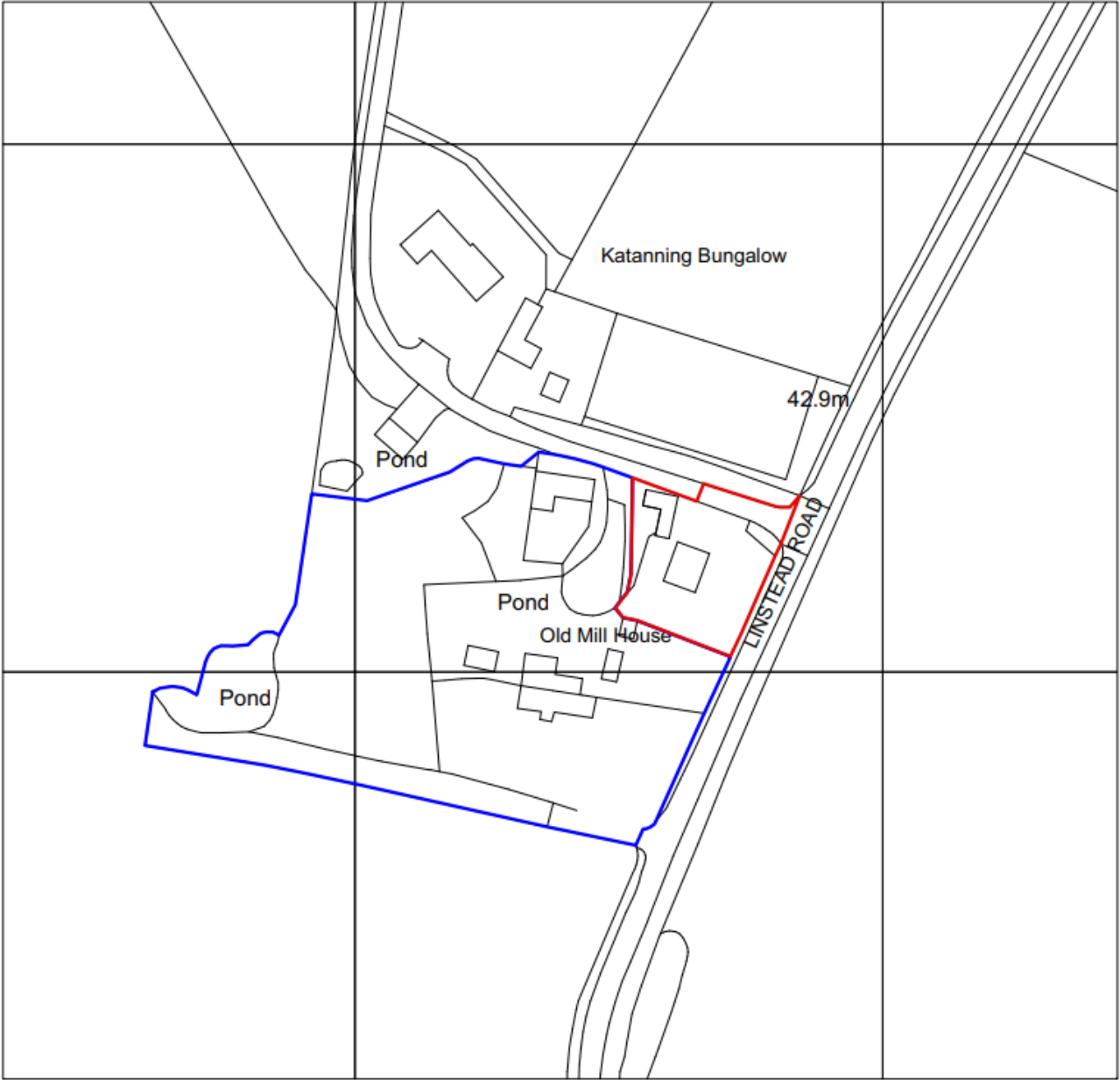
DC/22/0891/FUL

Conversion of three redundant barns to a dwelling

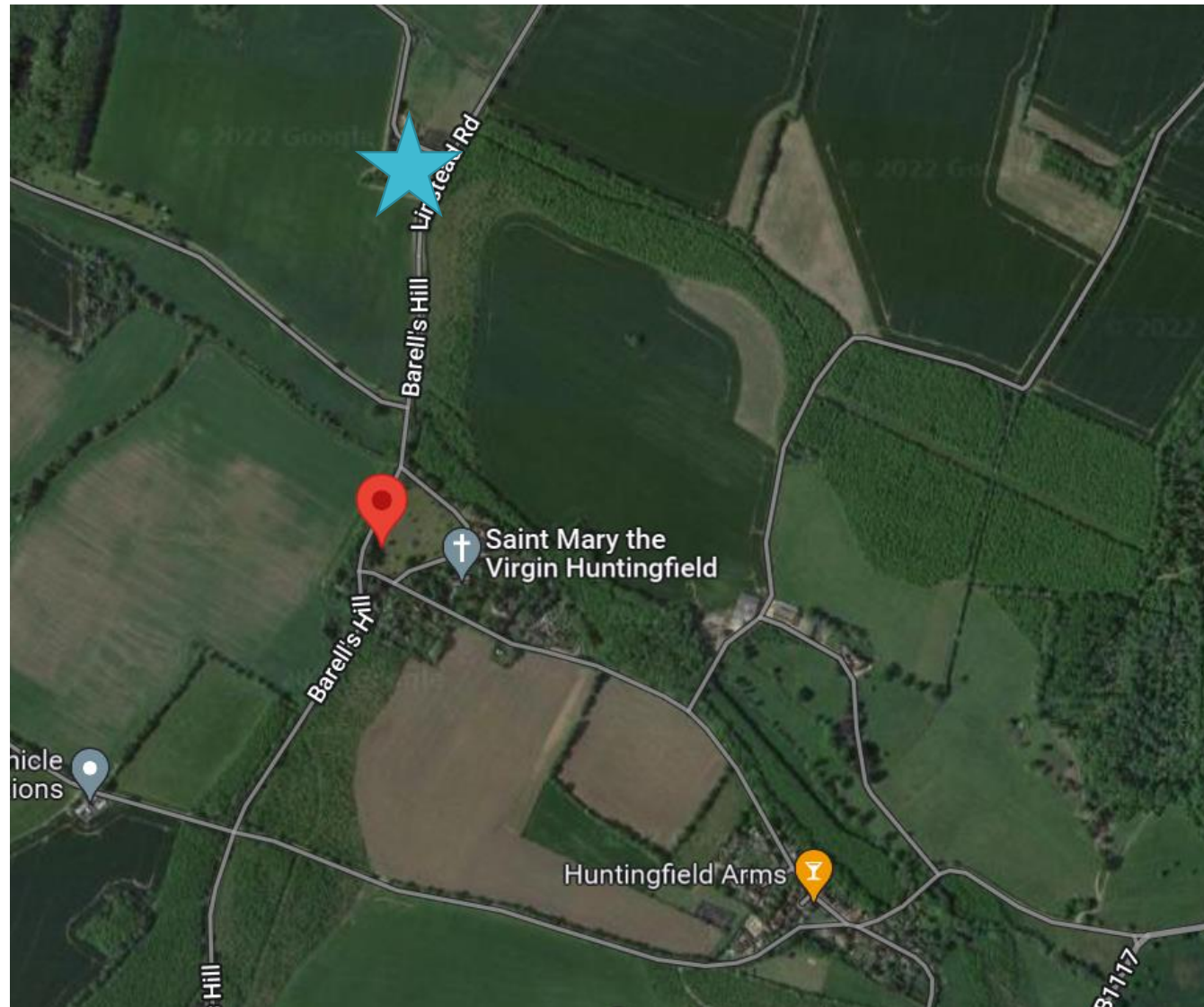
Land To The North Of Old Mill House, Linstead Road,  
Huntingfield, Suffolk



# Site Location Plan



## Aerial view





View from road

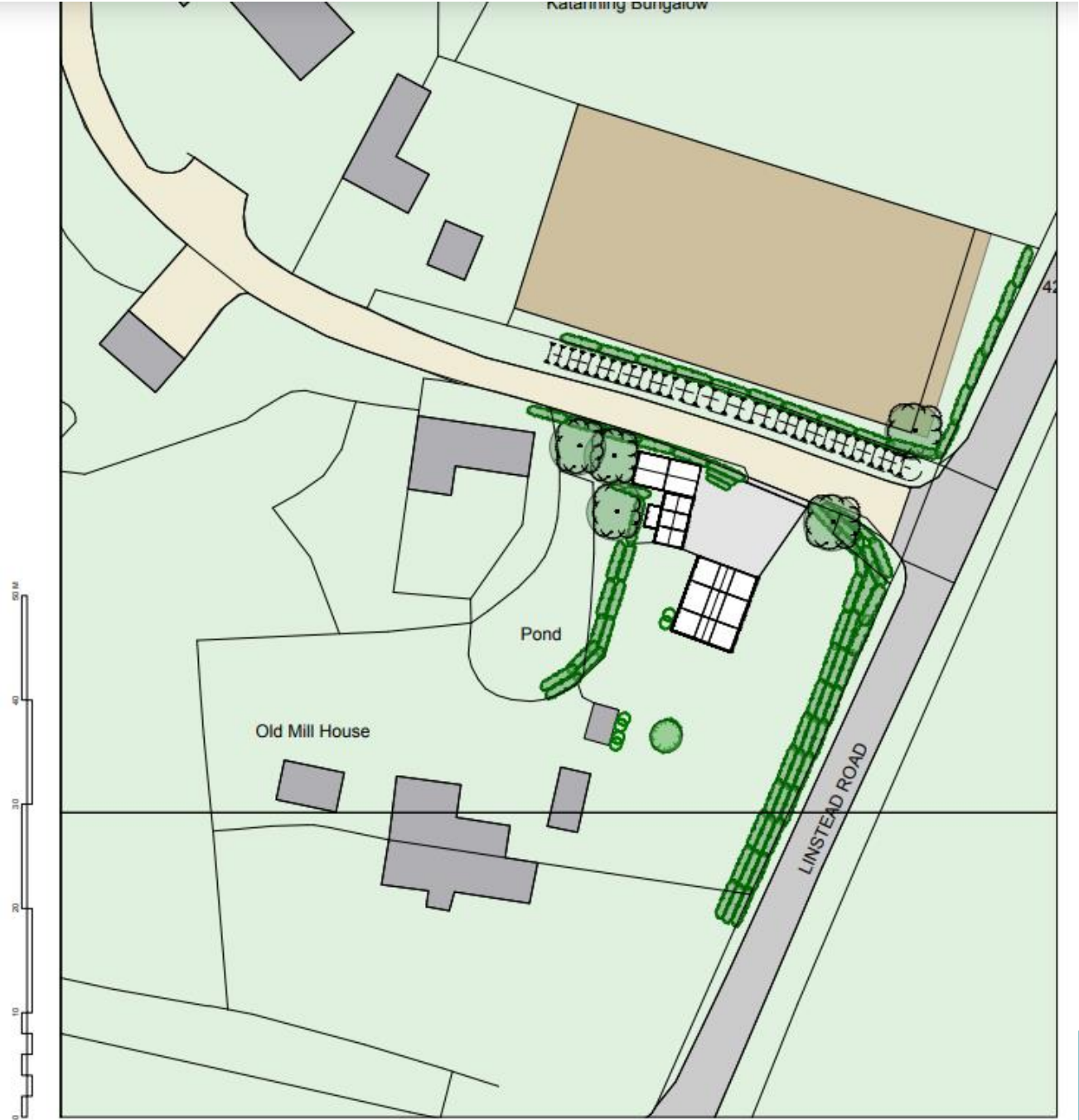




Buildings Proposed for Conversion



Existing layout plan





Existing floor plans



# Existing elevations

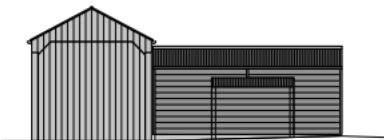


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BARN 2 - SECTION

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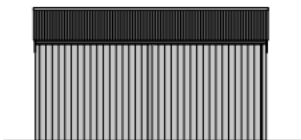
BARNS 2 & 3 - WEST ELEVATION



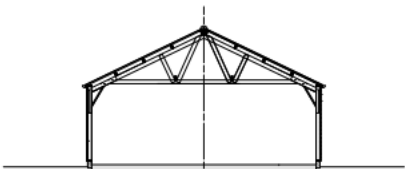
BARNS 2 & 3 - SOUTH ELEVATION



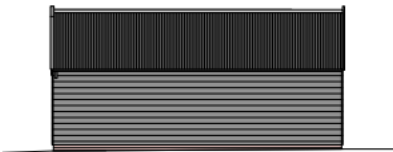
BARNS 2 & 3 - EAST ELEVATION



BARNS 2 & 3 - NORTH ELEVATION



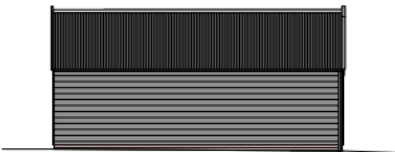
BARN 1 - SECTION



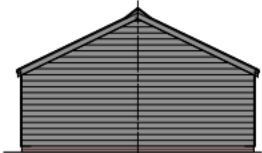
BARN 1 - EAST ELEVATION



BARN 1 - NORTH ELEVATION



BARN 1 - WEST ELEVATION



BARN 1 - SOUTH ELEVATION

Rev A - 18/12/22 Updated plans

<b>Beech ARCHITECTS</b> www.beecharchitects.com				David & Jane Beech The Studio The Old Rectory 18/12/22	
CLIENT Sue Peel					
PROJECT Old Mill House, Linstead Road, Huntingdon, PE29 6DP					
DRAWING Existing sections and elevations					
SCALE 1:50 @ A1	DATE Nov 2021	DRAWN BY JS	CHECKED		
DRAWING NUMBER 04	JOB NUMBER 612	STATUS Not For Construction	REV A		

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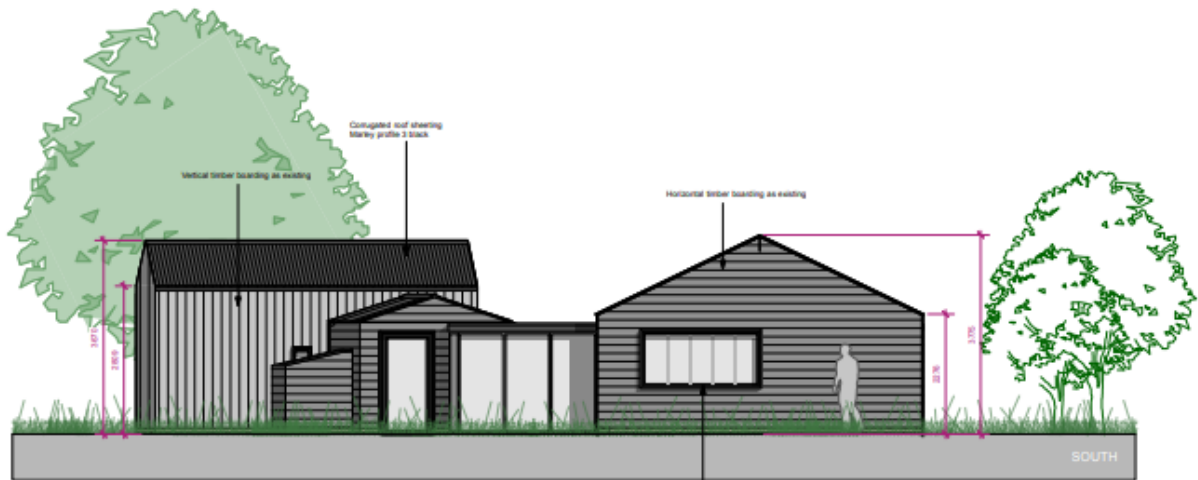
Proposed layout



# Proposed elevations



Two narrow service boxes and two tall boxes incorporated into elevations



B - 23/1/22 Updated plans			
Rev A - 18/1/22 Updated plans			
<div>Day</div> <div><b>Beech</b> ARCHITECTS</div> <div>www.beecharchitects.com</div>		<div>Church Farm Barn The Street Thornham Suffolk IP20 1JL www.beecharchitects.com info@beecharchitects.com 01379 576422</div>	
CLIENT			
Sue Peal			
PROJECT			
Old Mill House, Linstead Road, Huntingfield, Haverworth, IP19 5DP			
DRAWING			
Proposed Elevations			
SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1	Nov 2021	JS	
DRAWING NUMBER	JOB NUMBER	STATUS	REV
12	612	Not For Construction	B

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Proposed floor plans



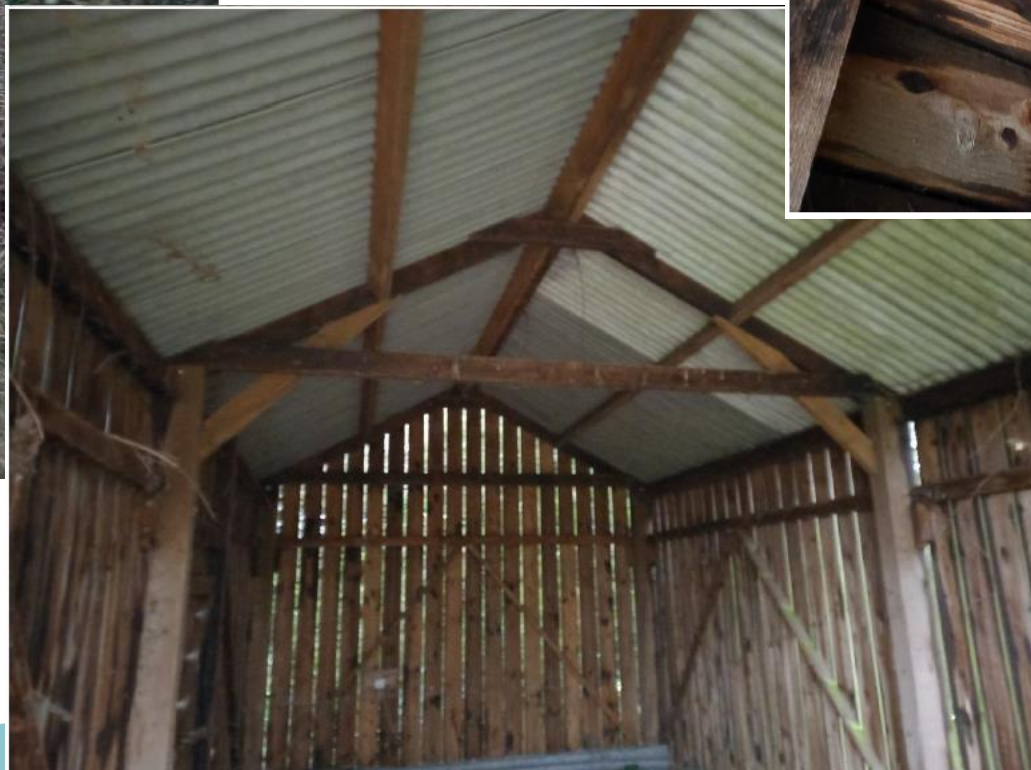


# Landscaping plan



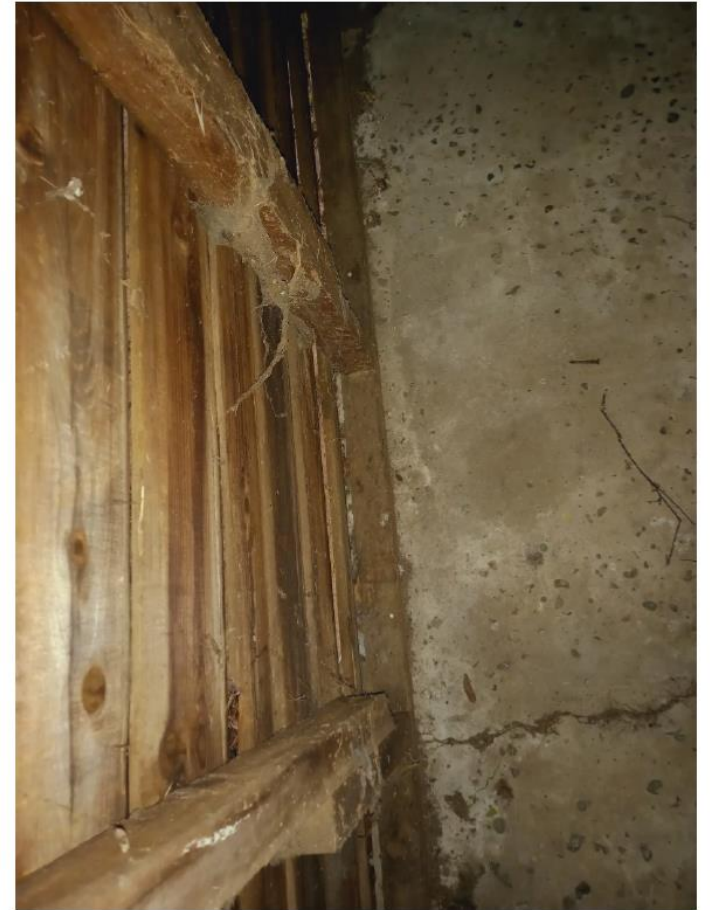


## Building 1





## Building 2






## Building 3



## Non - compliance with Policy

- National and Local policy states that isolated new homes in the countryside should be avoided other than in a limited number of specific circumstances.
- These exceptions are included in **SCLP5.3: Housing Development in the Countryside** which include Conversion of an existing building (in accordance with Policy **SCLP5.5**).
- SCLP5.5 requires the building to provide a **positive contribution** to the landscape and shall be a **conversion** not requiring **significant alteration**.
- Section 11 of the Historic Environment SPD highlights how to assess the building against the Landscape character assessments to decide if a building makes a positive contribution to the landscape. No such assessment has been provided and Officers are of the view that these buildings do not meet this criteria.
- Case law such as the Hibbitt judgement explore the term **conversion** and the extent of works that would go beyond what could 'reasonably be described as being a conversion'. The works would be significant and in this case amounting to rebuilding of the structures.
- This proposal does not meet the criteria for conversion to residential under Class Q of the General Permitted Development Order or policies of the Local Plan. Approval of such an application would allow other similarly unsuitable structures to be converted across the district.

## Material Planning Considerations/Key Issues

- Requirements of Policy SCLP5.5 and the Historic Environment SPD (June 2021)
  - Whether the buildings provide a positive contribution to the landscape worthy of retention.
  - Whether the works go beyond what would be considered to be a conversion.
  - Sustainability of location – Lack of access to non car modes of transport i.e.. walking and cycling- Contrary to policy SCLP7.1
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.



# Recommendation

Recommended for Refusal in accordance with the reason described in Section 10 of the report and summarised below:

- Situated outside settlement boundaries
- Does not meet any of the provisions within the Local Plan that seek to permit housing in the countryside
- Buildings subject of the application are not considered to provide a 'positive contribution to the landscape' as required by Criterion (b) of Policy SCLP5.5
- Works required to buildings go beyond what would reasonably be described as a conversion contrary to the principal requirement of Policy SCLP5.5
- Unsustainable location remote from everyday services and facilities.

The development proposal is therefore contrary to policies SCLP3.1 "Strategy for Growth", SCLP3.3 "Settlement Boundaries", SCLP5.3 "Housing Development in the Countryside", SCLP5.5 "Conversions of Buildings in the Countryside for Housing", SCLP7.1 "Sustainable Transport" and SCLP12.34 "Strategy for the Rural Areas" and SCLP10.4 "Landscape Character" of the East Suffolk Council - Suffolk Coastal Local Plan (September 2020), the Historic Environment Supplementary Planning Document (June 2021) and also the Environmental and Social dimensions of sustainable development outlined in the NPPF.