

DC/20/0616/FUL

Demolition of side wings and conversion of barn to a dwelling, erection of associated cartlodge, lifting of concrete apron and associated landscaping.

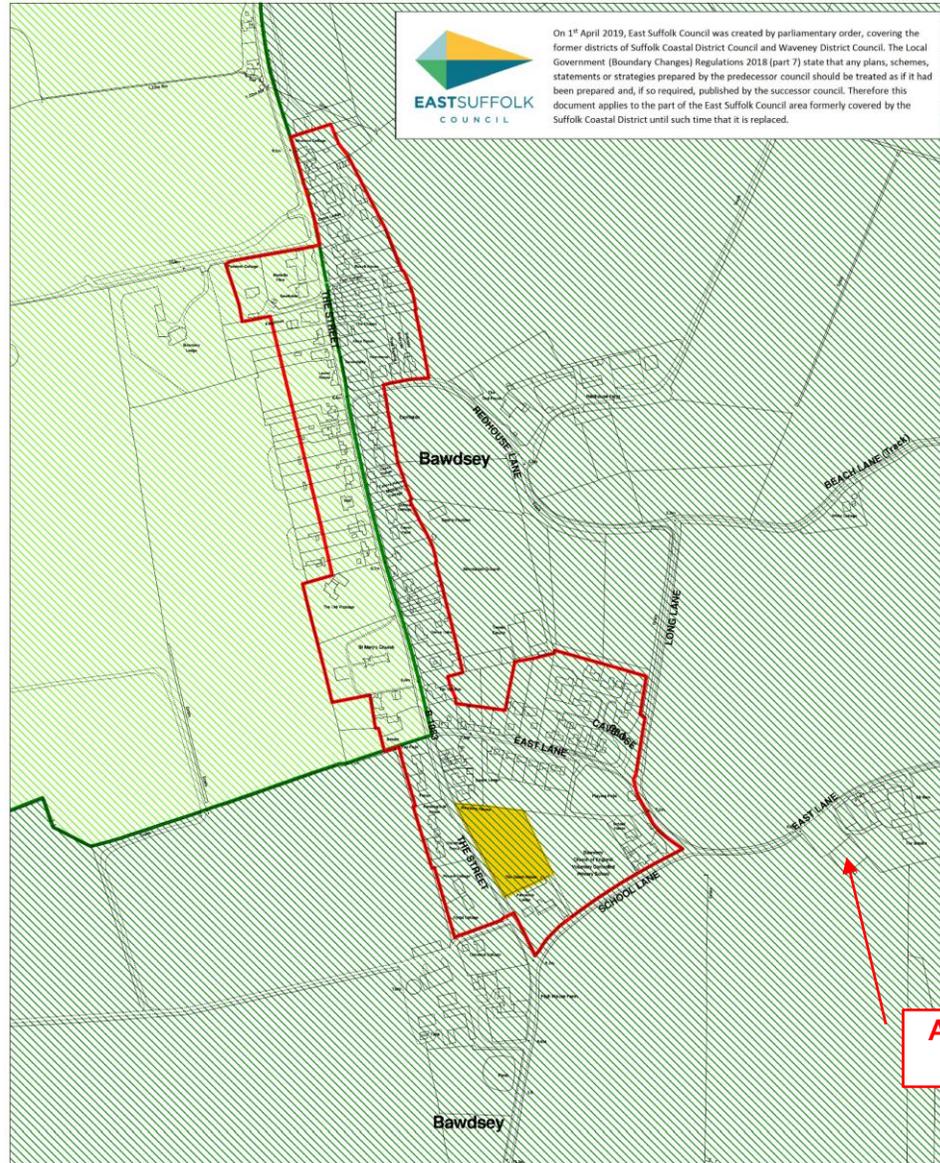
Seventeen Acres Barn, East Lane, Bawdsey, Suffolk



Site Location Plan



On 1st April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Suffolk Coastal District until such time that it is replaced.



Application Site

Key

- SSP39: Areas to be Protected from Development
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB
- SSP2: Physical Limits Boundaries

5 - Bawdsey Suffolk Coastal District Council

Scale 1:5000



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Google Satellite Image





Job Title
SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY
 Drawing Name
LVA - Viewpoint receptor - 6

Drawing Scale @ A3
NA
 Job number
PL424

Drawn by
AB
 Figure number
10

Viewpoint Location: Junction of Long Lane and East Lane (Looking East 380m)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)
 The gable of the Barn is partially seen from this angle but it is a dominant feature for the road user and pedestrian. The scale of the structure is reduced by mature trees and hedges.

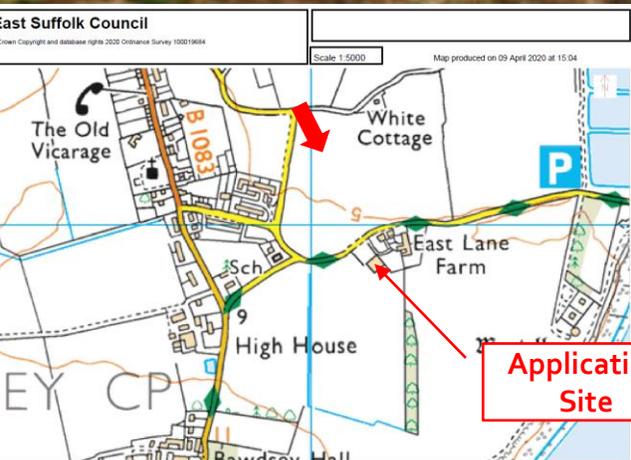


Application Site



View from the junction between Red House Lane and Long Lane

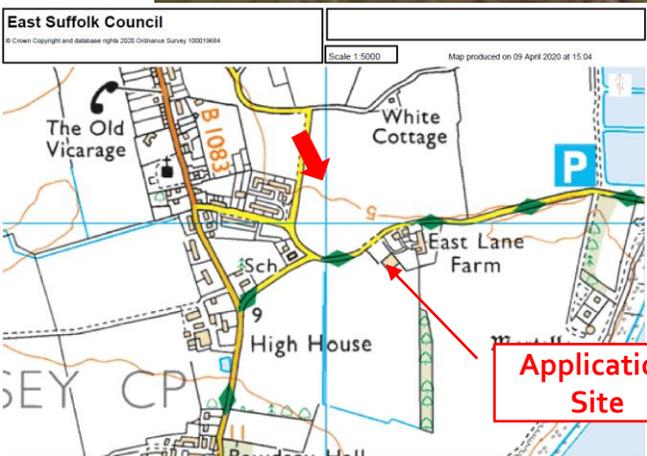
The site



Application Site

View from Long Lane

The site

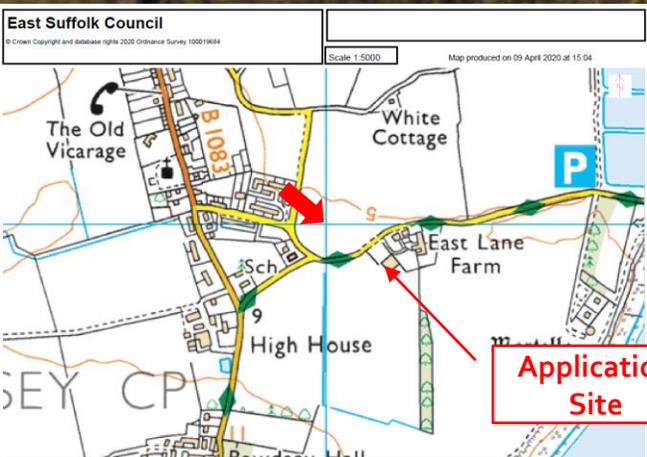


Google

Long Lane

View from Long Lane

The site



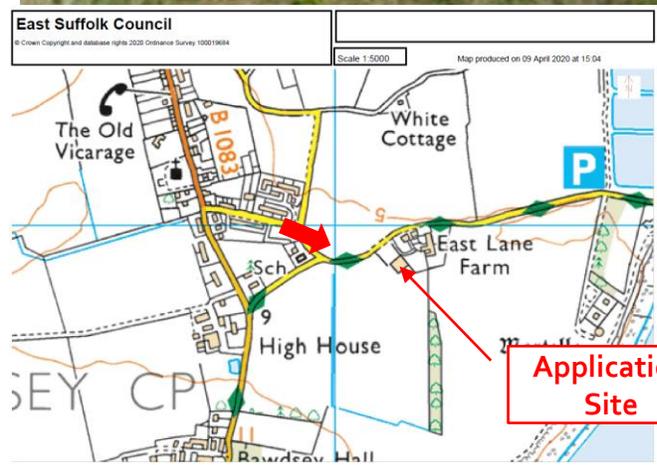
Google



View from junction between Long Lane and East Lane

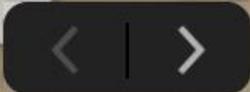


The site



Application Site

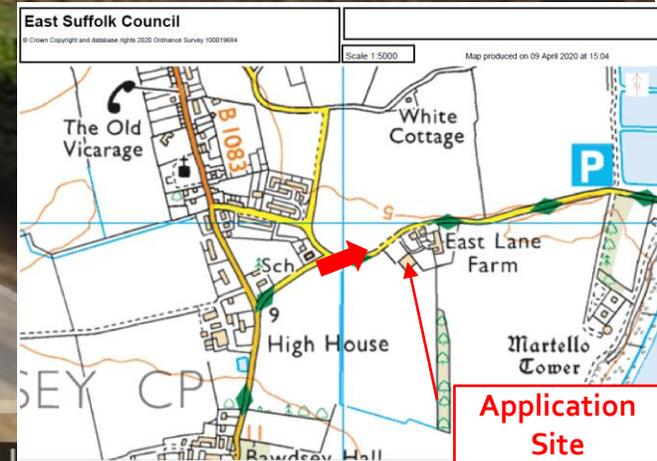
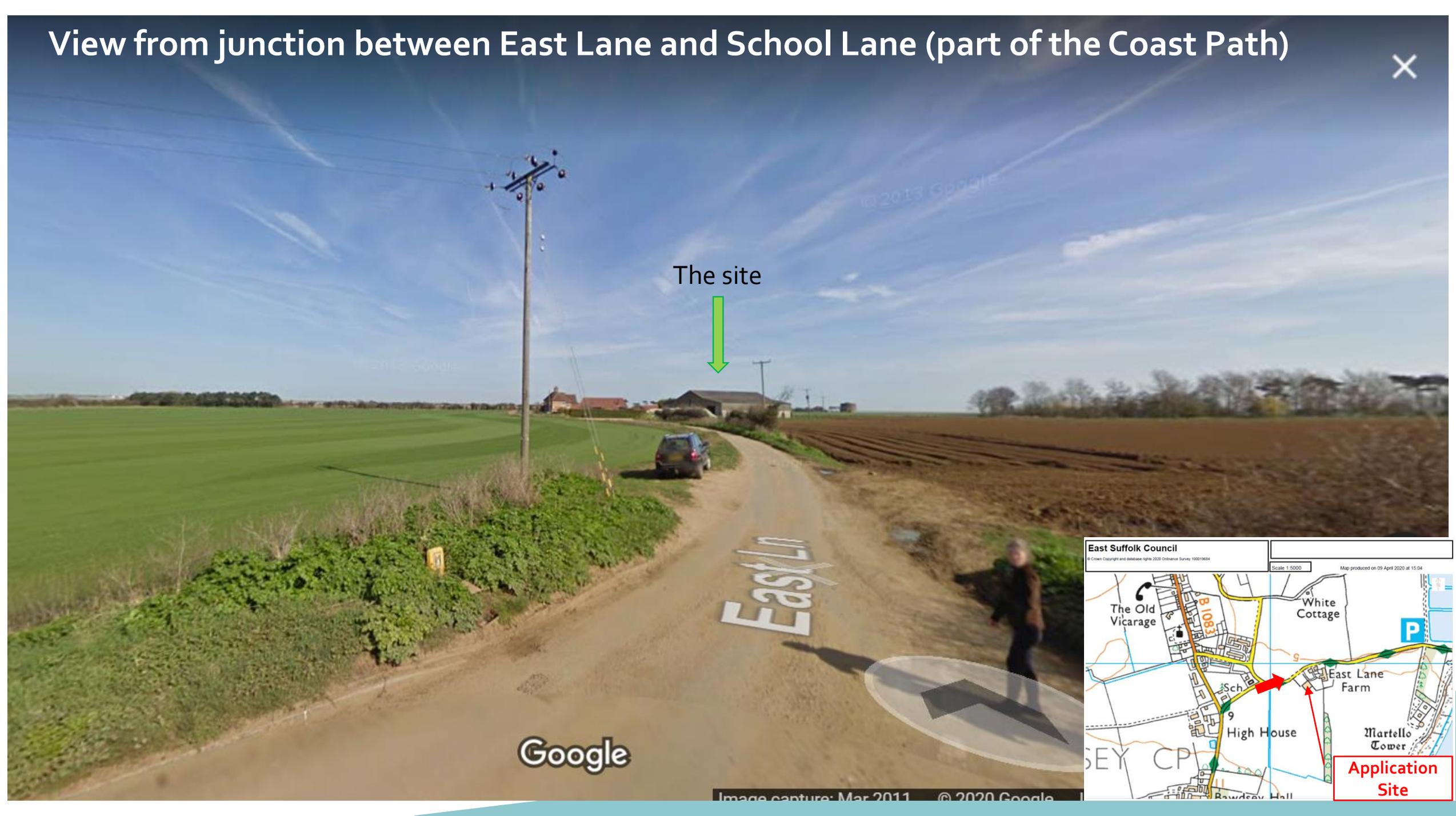
Google



View from junction between East Lane and School Lane (part of the Coast Path)



The site



Google

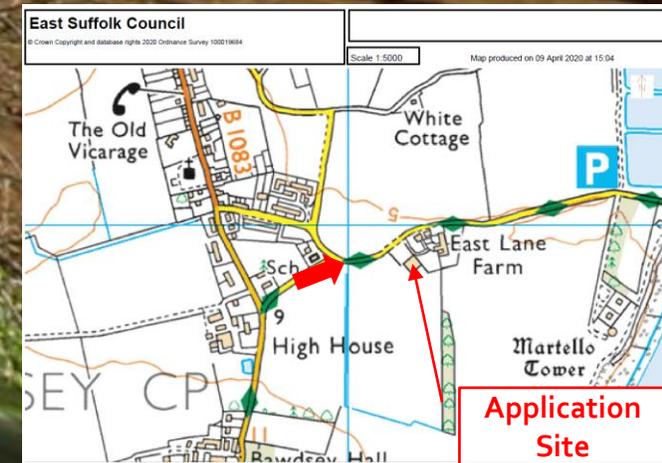
View from School Lane



The site



Google



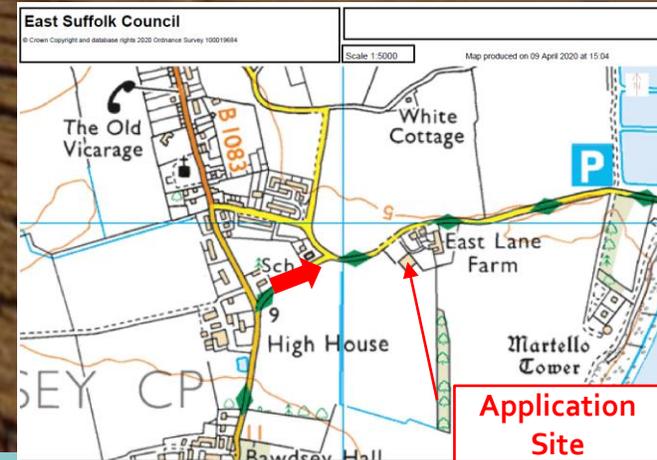
View from School Lane



The site



Google

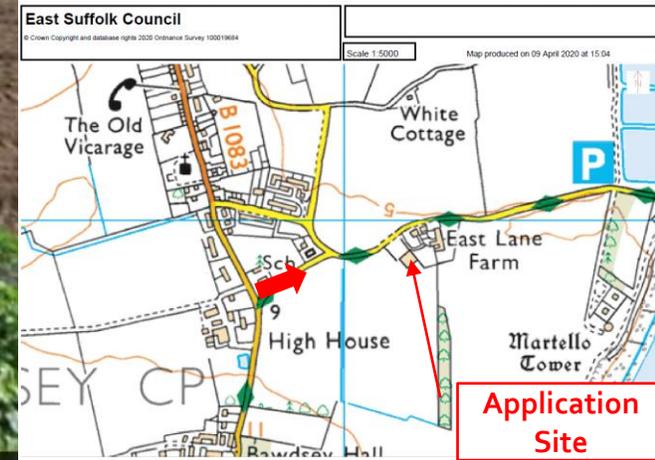


View from junction between School Lane and Ferry Road

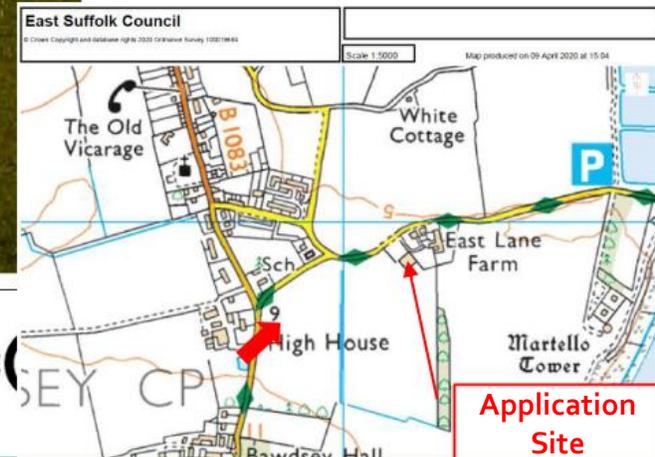
The site



Google



View from Ferry Road



Job Title
SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY

Drawing Name
LVA - Viewpoint receptor - 7

Drawing Scale @ A3
NA

Job number
PL424

Drawn by
AB

Figure number
11

Viewpoint Location: Ferry Road (Looking North East 390m)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)
 From this viewpoint on Ferry Road the Barn is in full view. The evergreen wind break helps to reduce its impact as well as surrounding trees and hedges. On a very clear day Orford Lighthouse is visible in the background.

Application Site

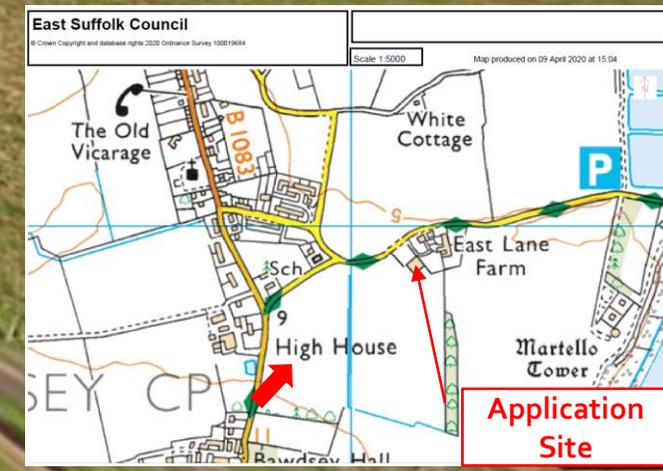
View from Ferry Road



The site



Google



View from Footpath no 4



Job Title
SEVENTEEN ACRES BARN, EAST LANE,
BAWDSEY

Drawing Name
LVA - Viewpoint receptor - 5

Drawing Scale @ A3
NA

Job number
PL424

Drawn by
AB

Figure number
09

Viewpoint Location: Sequential Footpath No 5 (Looking North 720m)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)
 The Barn is clearly in view but if the viewer was walking directly to the shore it would be likely the Barn was glimpsed only. It is a dominant structure from this viewpoint.



Application Site

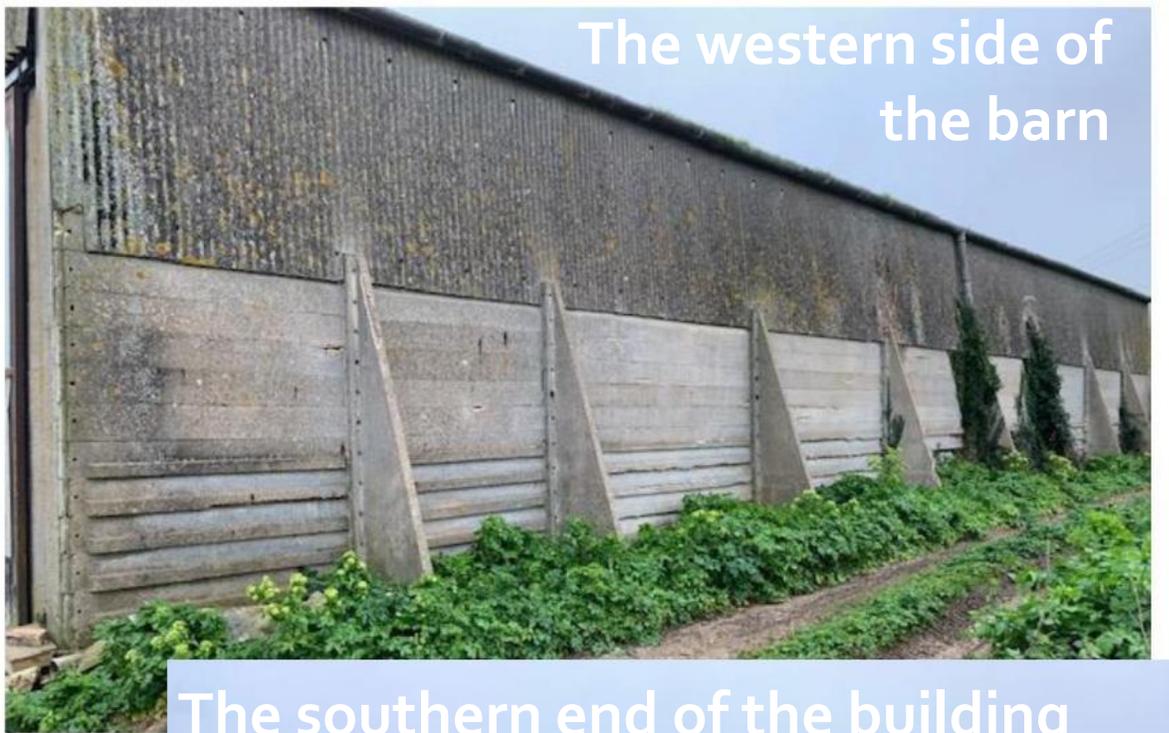
The northern end of the barn and concrete apron



The north-western corner of the barn



The western side of the barn



The southern end of the building



The south-western corner of the barn



View from the front of the site looking west along East Lane



The School



View from the front of the site looking east along East Lane



View from East Lane – looking west towards the site



Job Title
SEVENTEEN ACRES BARN, EAST LANE,
BAWDSEY

Drawing Name
LVA - Viewpoint receptor - 3

Drawing Scale @ A3
NA

Job number
PL424

Drawn by
AB

Figure number
07

Viewpoint Location: East Lane (Looking West 300m)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – half tide (High tide due 15.43)
From east lane looking west. The barn is not visible, but the wind break of trees adjacent is clearly in view.

pl

ploice

Application Site

View from East Lane – looking west towards the site



Job Title
SEVENTEEN ACRES BARN, EAST LANE,
BAWDSEY

Drawing Scale @ A3
NA

Drawn by
AB

Viewpoint Location: Sequential Coastal Path No 7 (Looking West 680m)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers.
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – High tide due 15.43
Looking East towards Seventeen Acre Barn. The site is not visible due to the scale of the adjacent Barn at The Stables with mature trees in the village centre clearly visible above the Stable Barn ridge line. Pine trees are a dominant feature and add scale to the visual effect.

Job number
PL424

Figure number
06

Drawing Name
LVA - Viewpoint receptor - 2

pl

ploice

Application Site

View from the coastal path, to the north of East Lane



Application Site

Job number Figure number

Job Title
SEVENTEEN ACRES BARN, EAST LANE, BAWDSEY

Drawing Name
LVA - Viewpoint receptor - 1

Drawing Scale @ A3
NA

Job number
PL424

Drawn by
AB

Figure number
05

Viewpoint Location: Coastal Path No 7 (Looking SSW 840m)

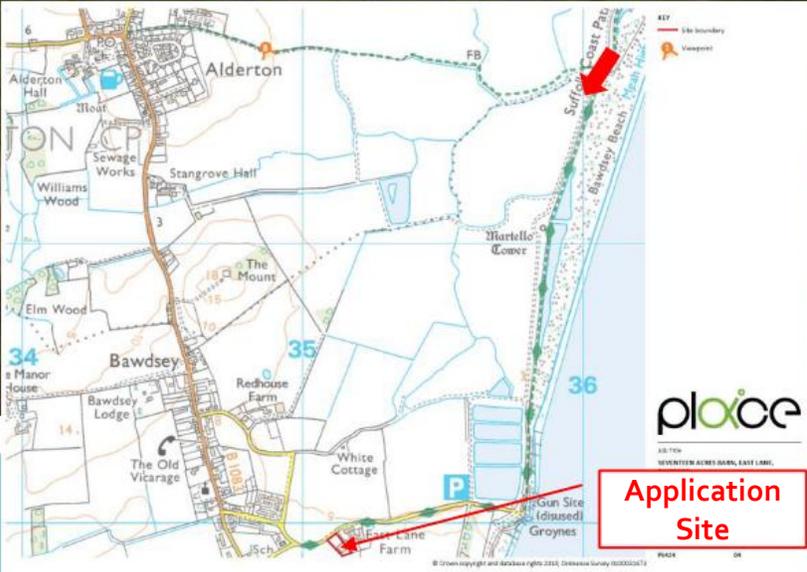
Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing, amenity users, Dog Walkers.

December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. **State of tide** – High tide due 15.43

Looking south west across marshland towards the site. The wind break of evergreen trees adjacent to Seventeen Acre Barn is visible above the residential barn to the east of the site. Seventeen Acre Barn is not in view and hidden by the adjacent barn.

View from the bank at the eastern end of Beach Lane, Alderton – looking south towards the site

The site



plouce

10/19/2018

10/19/2018

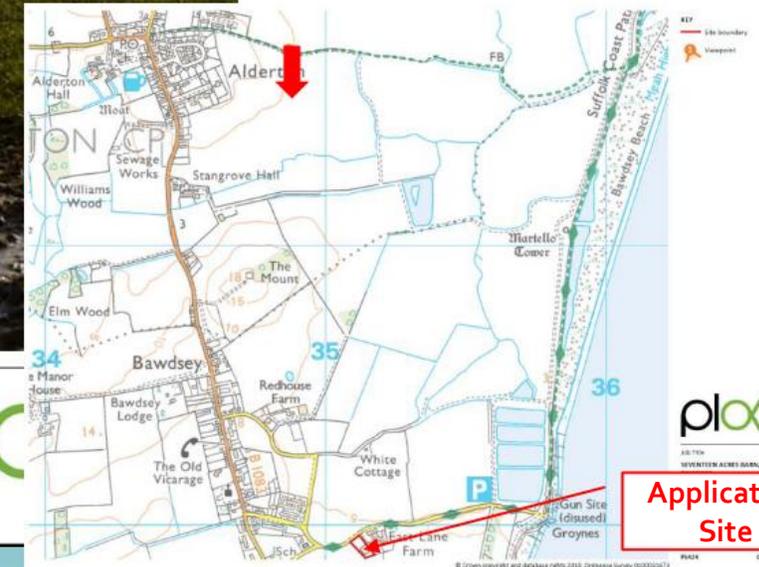
10/19/2018

10/19/2018

10/19/2018

10/19/2018

View from Beach Lane, Alderton – looking south towards the site



Job Title
SEVENTEEN ACRES BARN, EAST LANE,
BAWDSEY

Drawing Name
LVA - Viewpoint receptor - 8

Drawing Scale @ A3
NA

Job number
PL424

Drawn by
AB

Figure number
12

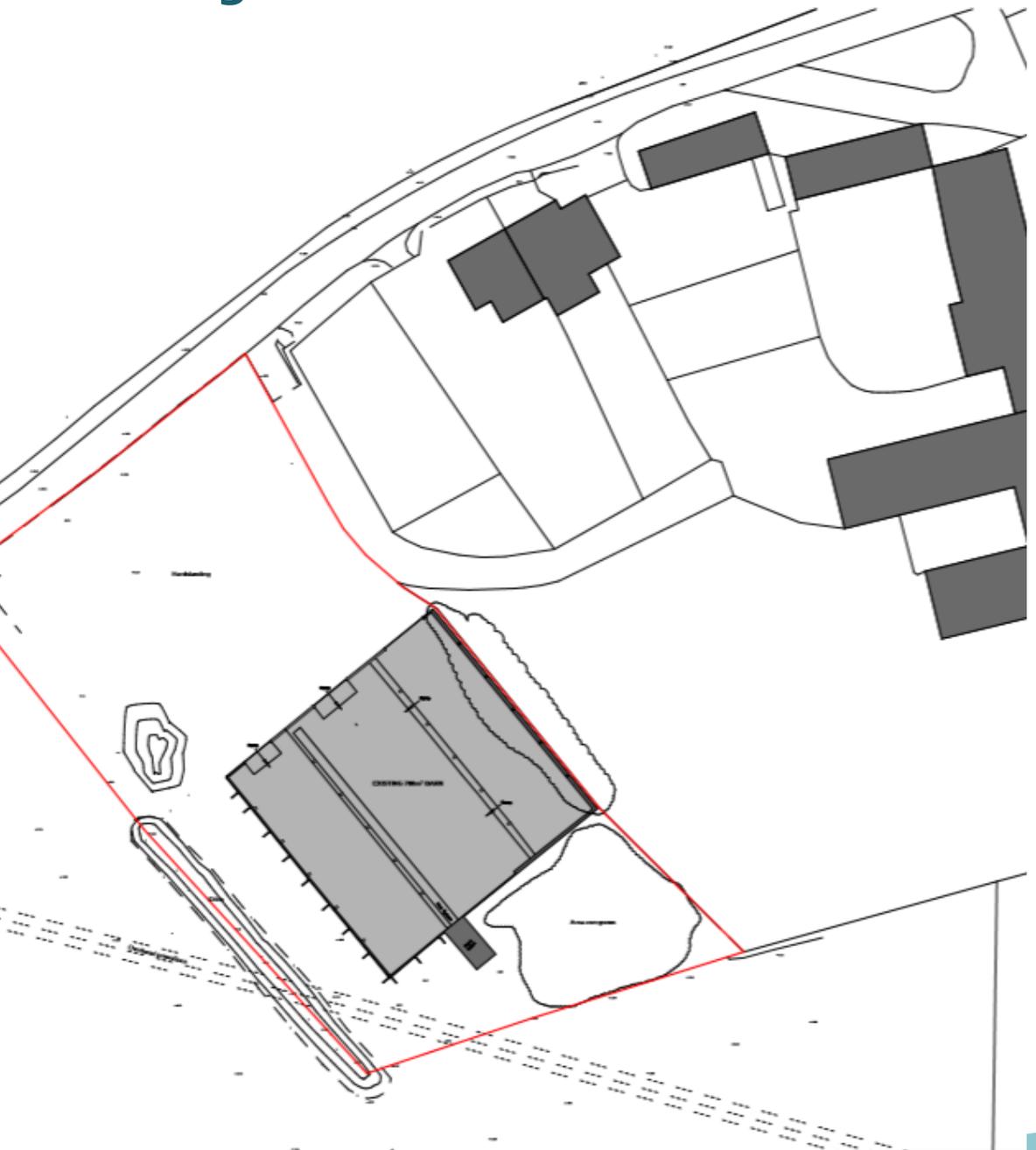
Viewpoint Location: Beach Lane, Alderton (1.8km Looking South, Footpath No.7)

Receptor description: Users – Pedestrians, Bird Watchers, Sea Fishing amenity users, Dog Walkers
December 18 2019 – clear visibility. Photographs taken between 11.00am and 13.00pm. State of tide – half tide (High tide due 15.43)
Whilst the scheduled monument is visible from this distance the topography and tree belts renders the viewer unable to see the site.



Application Site

Existing Block Plan

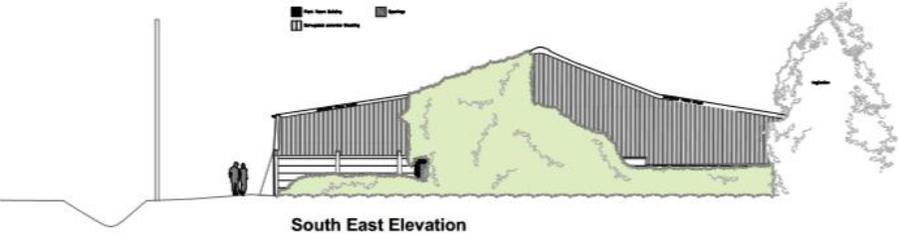


Proposed Block Plan



Existing Elevations

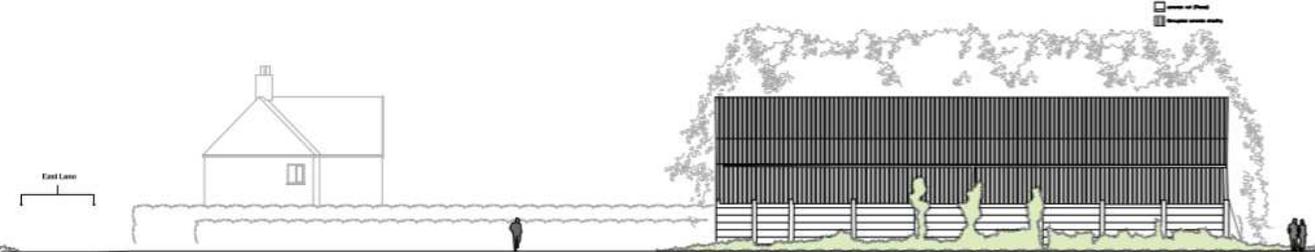
This drawing is COPYRIGHT



South East Elevation



North West Elevation

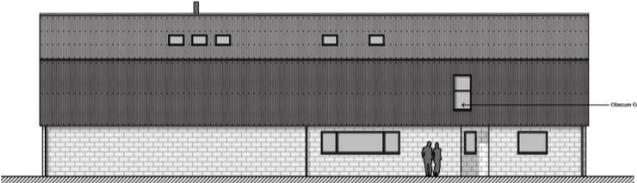


South West Elevation

Proposed Elevations



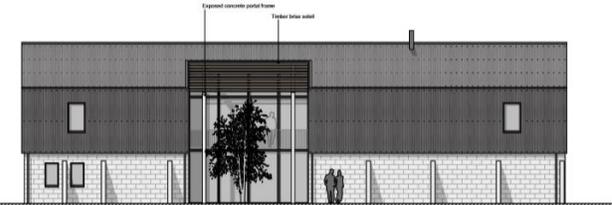
South East Elevation



North East Elevation



North West Elevation

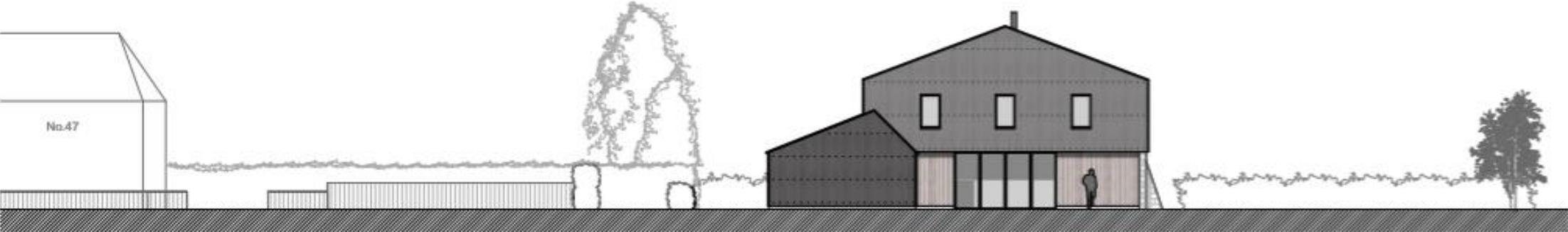


South West Elevation

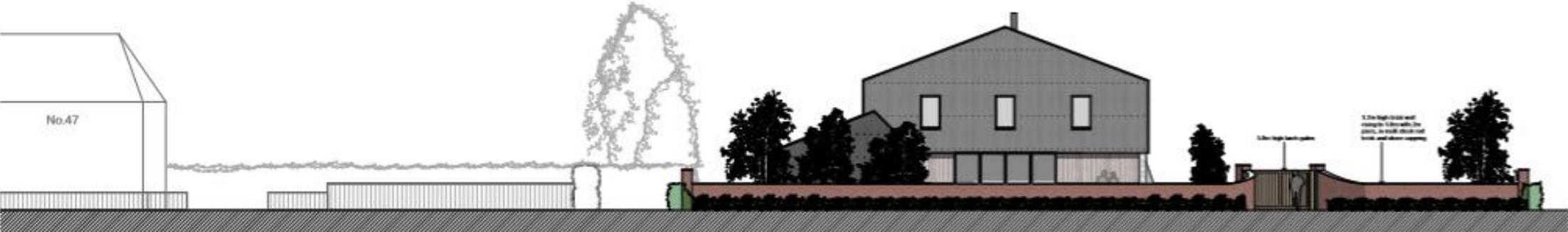
Proposed Street Scenes



South West Site Elevation

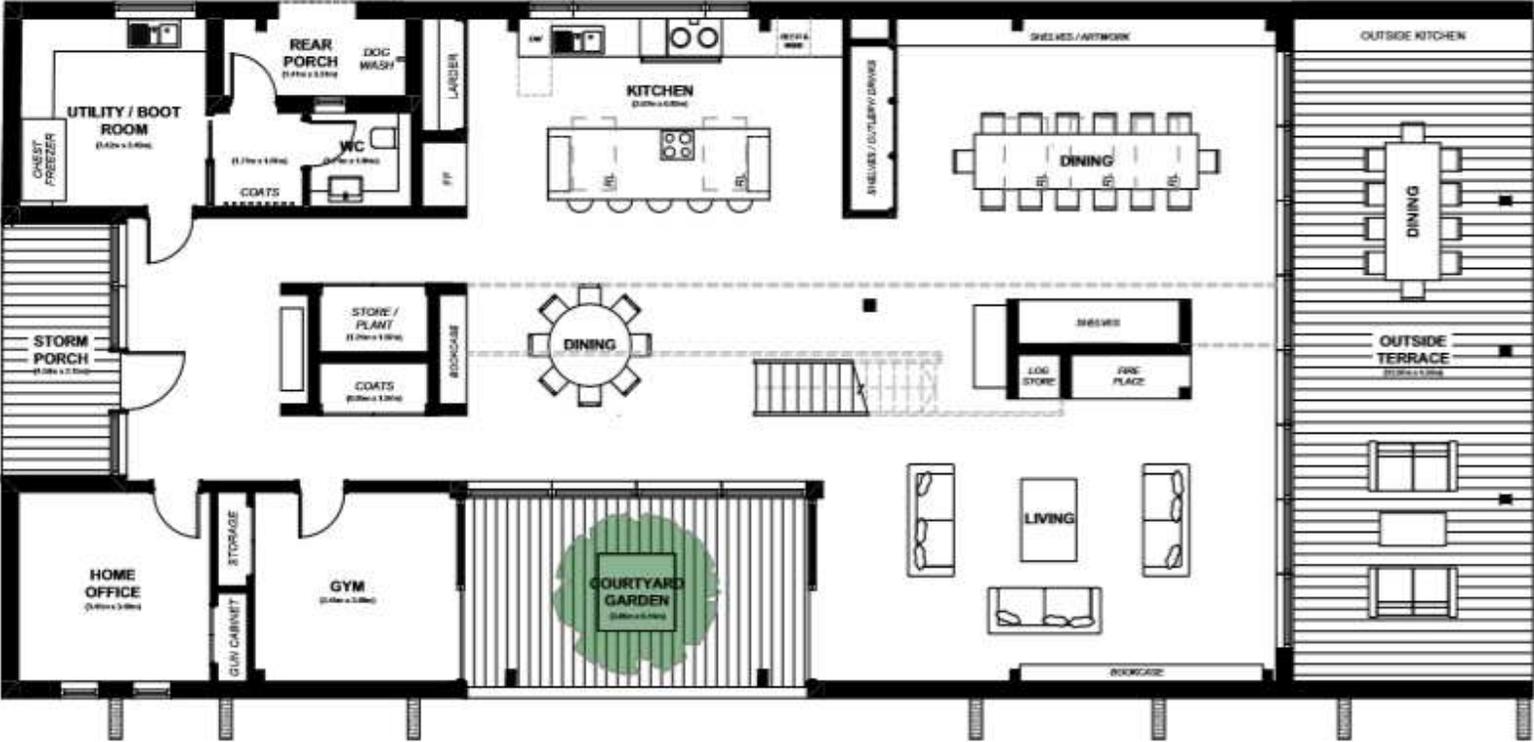


North West Site Elevation



North West Street Elevation from East Lane

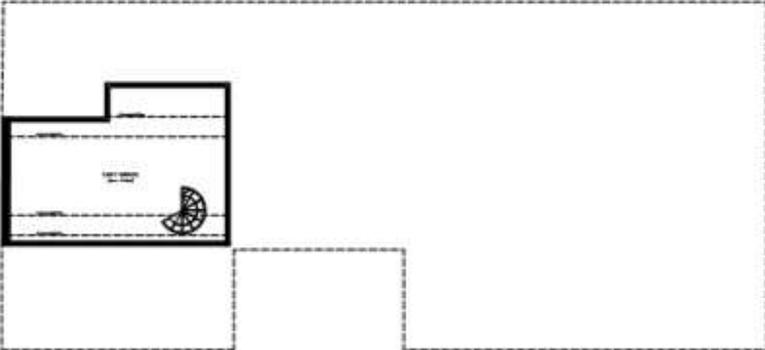
Proposed Floor Plans



Ground Floor Plan | 1:100

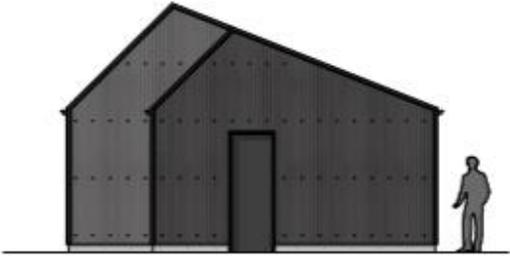


First Floor Plan | 1:200

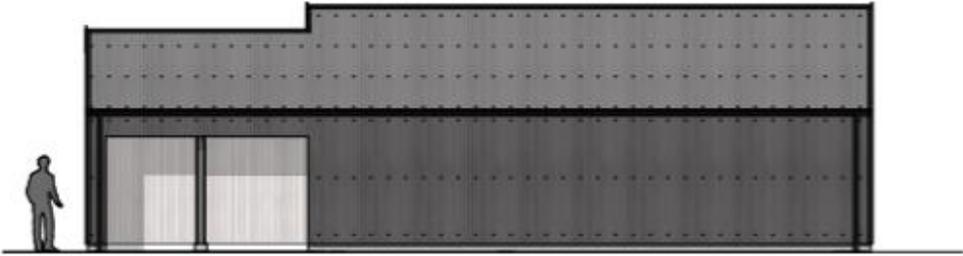


Loft Space Plan | 1:200

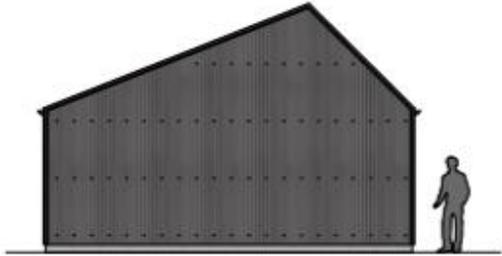
Proposed Cart Lodge



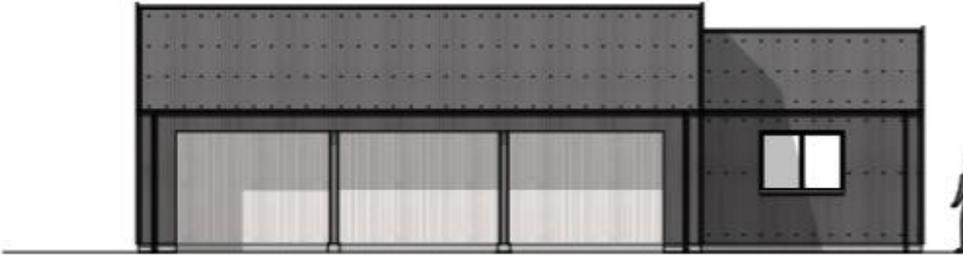
South East Elevation



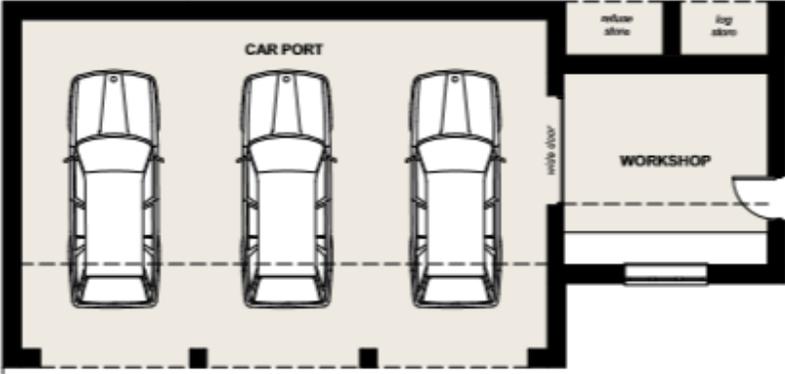
North East Elevation



North West Elevation



South West Elevation



Ground Floor Plan

Recommendation

Refuse for the reasons set out in the report