

Item: 6

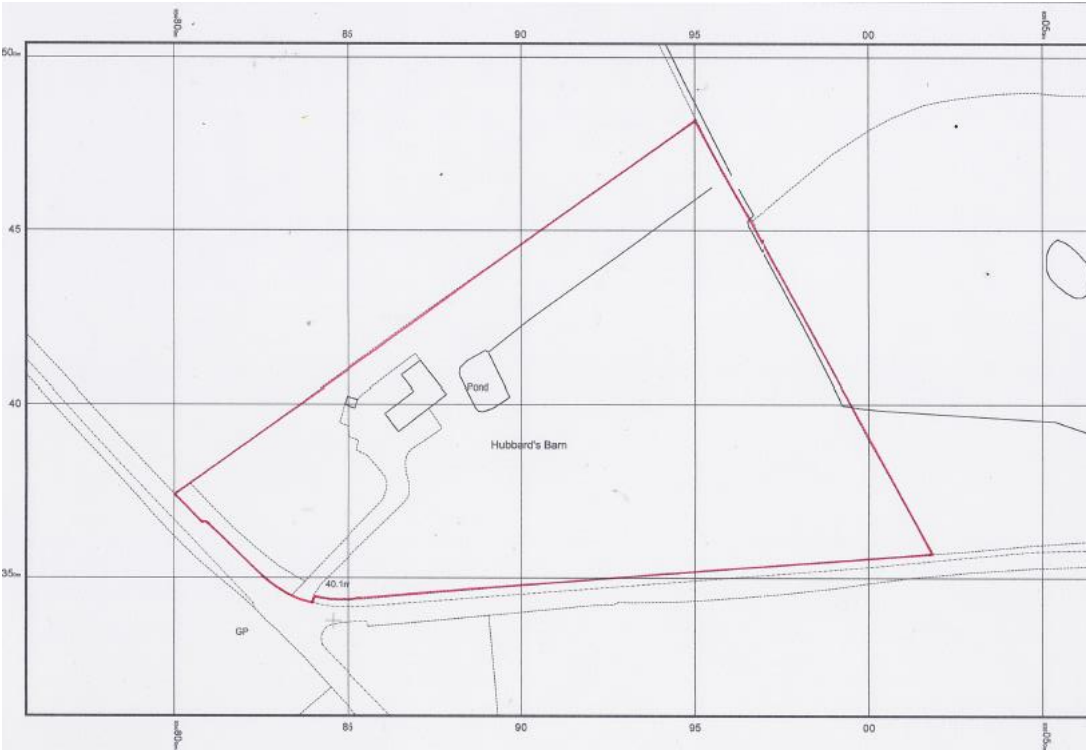
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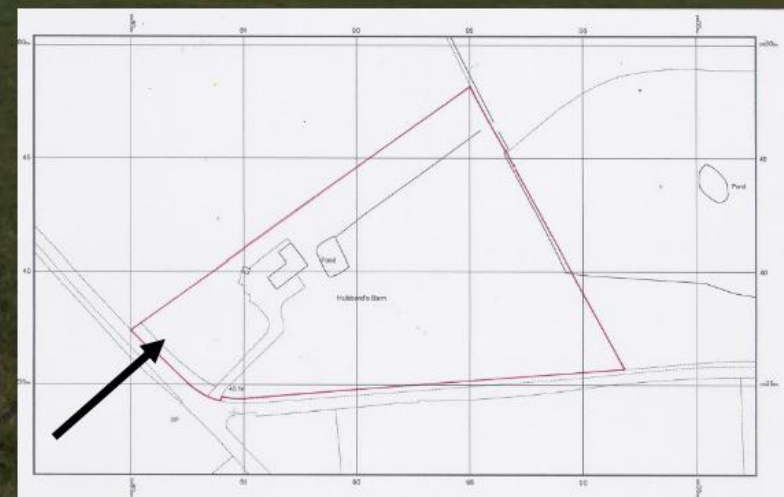
Change of use from B1 (Office use) to C3 (dwelling house) including provision of a single storey rear extension.

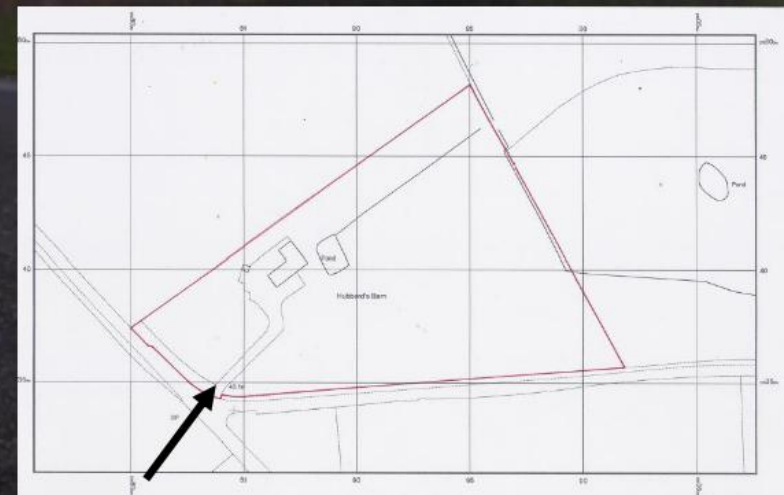
Hubbards Barn, Hubbards Hill, Peasenhall,
Saxmundham, Suffolk, IP17 2LA

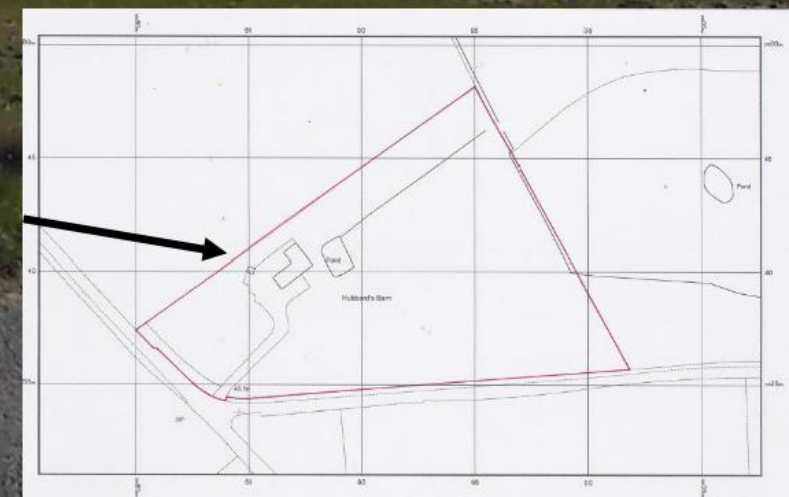


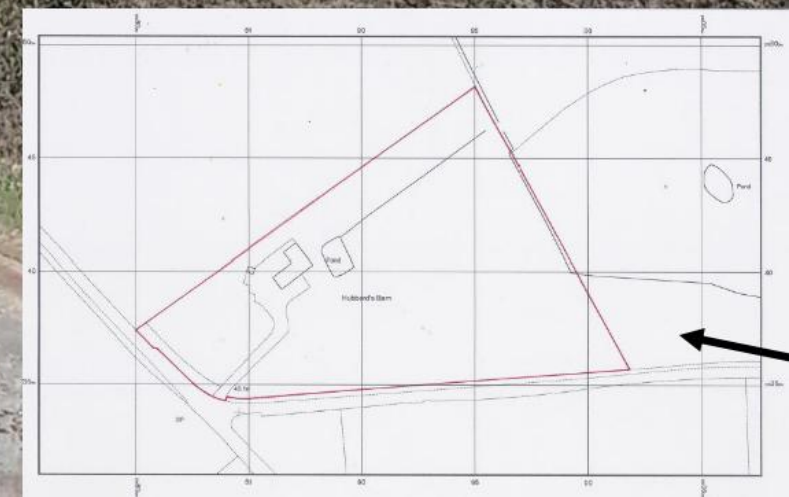
Site Location Plan



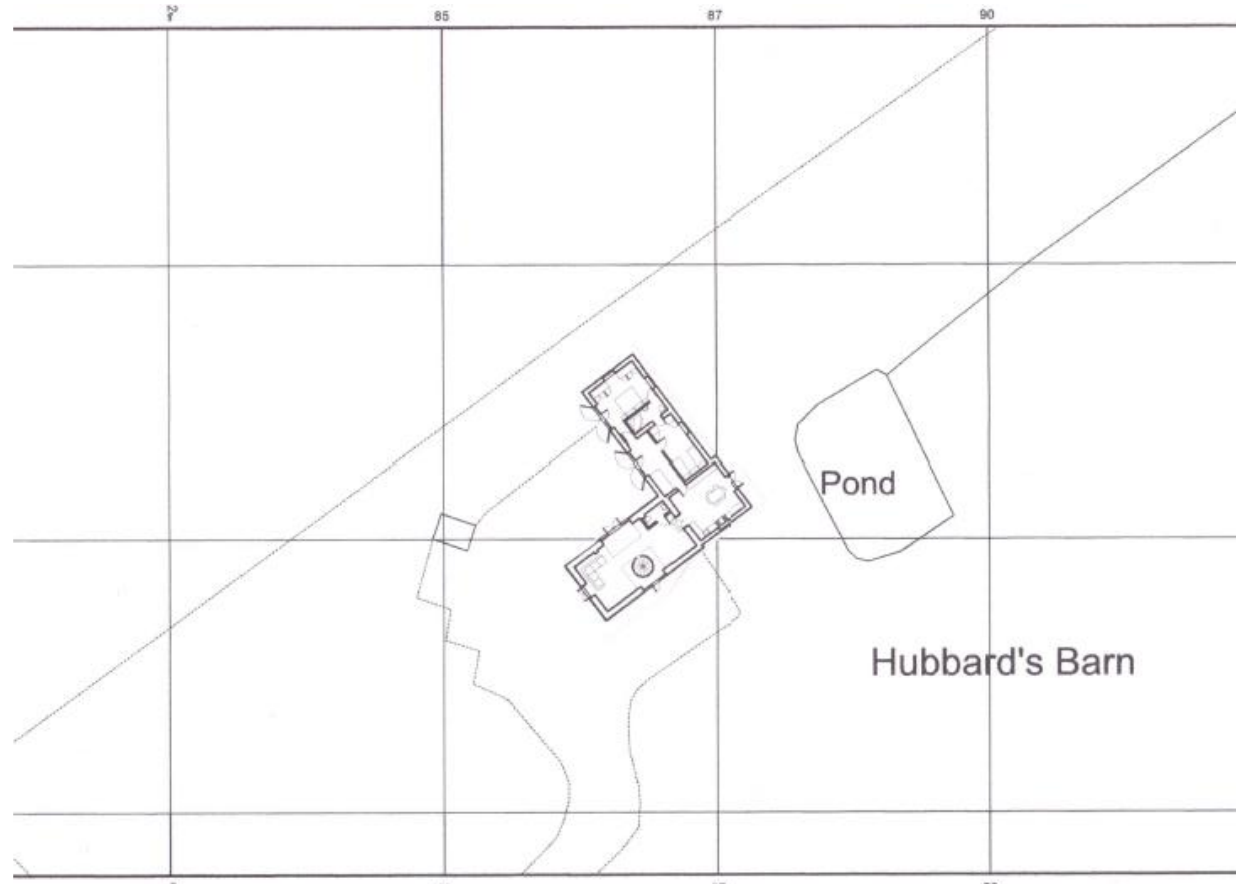




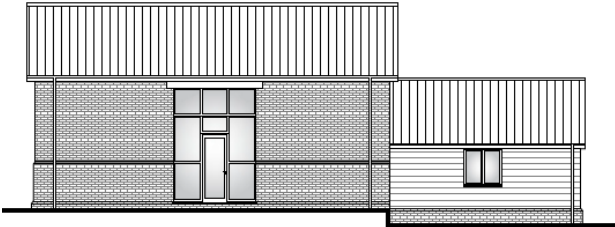




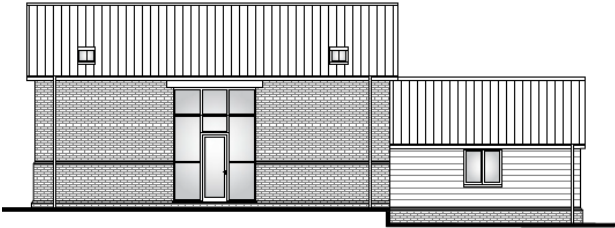
Site layout plan



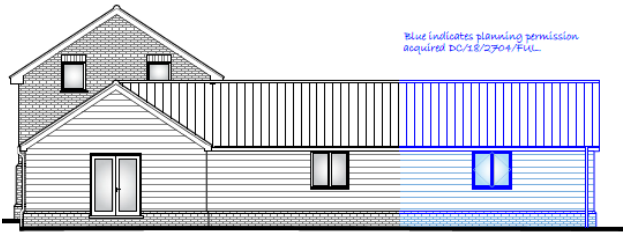
Existing and proposed elevations



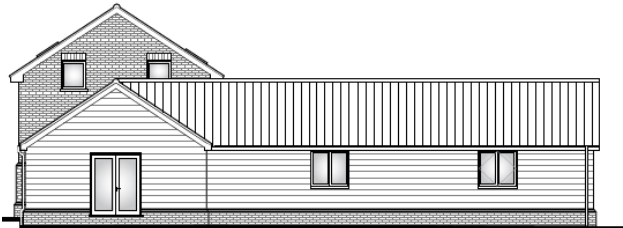
EXISTING SOUTH-EAST FRONT ELEVATION



PROPOSED SOUTH-EAST FRONT ELEVATION



EXISTING NORTH-EAST SIDE ELEVATION



PROPOSED NORTH-EAST SIDE ELEVATION



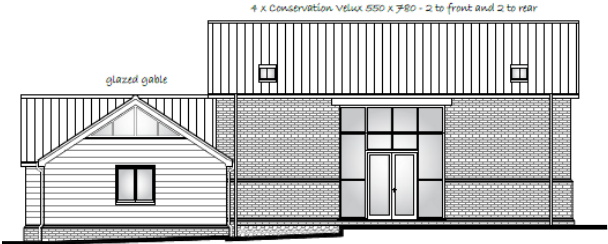
EXISTING SOUTH-WEST SIDE ELEVATION



PROPOSED SOUTH-WEST SIDE ELEVATION

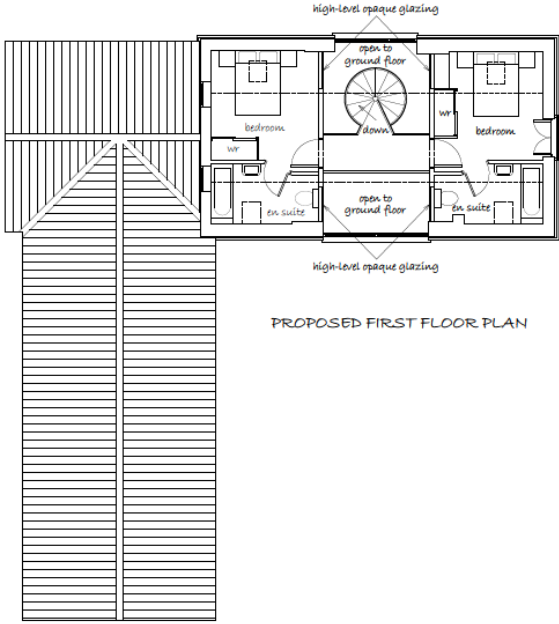
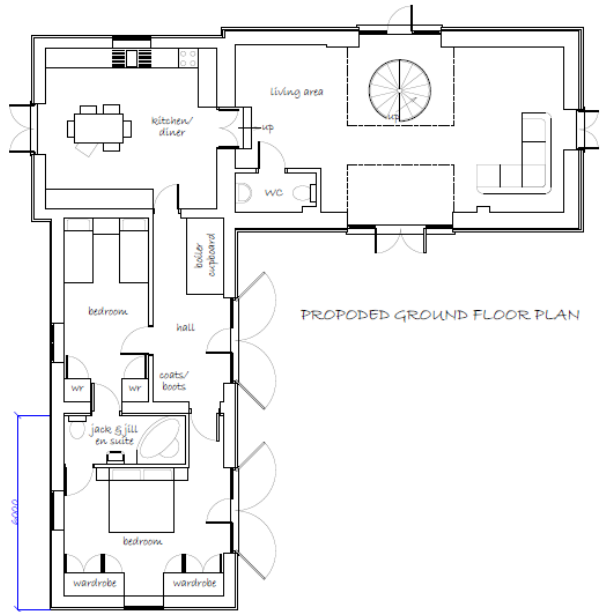
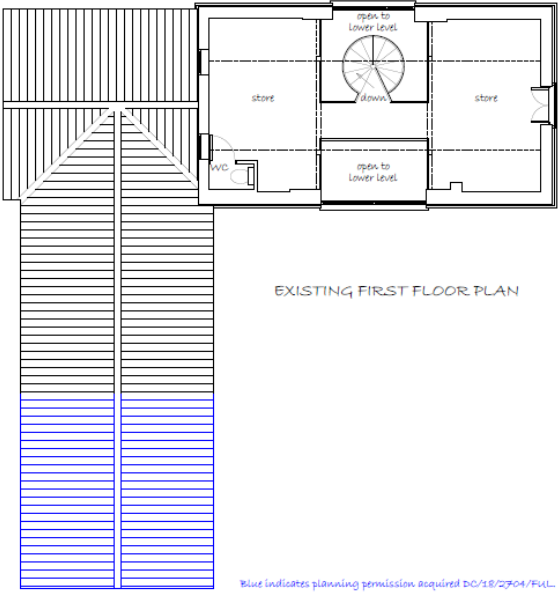
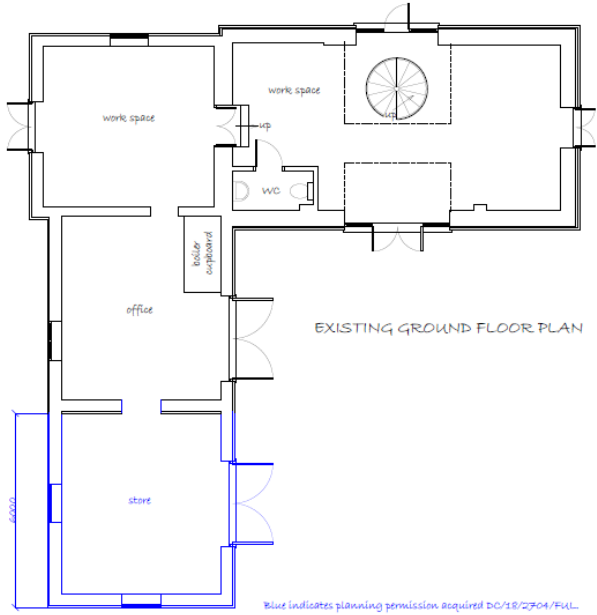


EXISTING NORTH-WEST REAR ELEVATION




PROPOSED NORTH-WEST REAR ELEVATION

Existing and Proposed floor plans




Material Planning Considerations and Key Issues

- Planning history
 - Loss of employment premises
 - Suitability of marketing strategy
 - Impact on landscape Character
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

Refuse for the reasons as set out on pages 76 – 77 of the report, as summarised below:

- Loss of employment use: Proposal does not demonstrate that there is no current or long term demand for continued use of the premises for employment purposes.
 - The garden curtilage proposed is excessive in size and fails to preserve rural landscape character.
 - Lack of payment towards the Suffolk Recreational Disturbance Avoidance and Mitigation (RAMS).
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.