

8 August 2011

Mr Philip Ridley
Head of Planning Services
Suffolk Coastal District Council
Melton Hill
Woodbridge
IP12 1AU

For the attention of Mr Chris Harden, Planning Officer

Dear Mr Ridley

RE: Campsea Ashe House, Ivy Lodge Road, Campsea Ashe – Erection of replacement dwelling Ref: C/11/1495

1. Thank you for consulting the Suffolk Preservation Society ('the Society') regarding the above planning application. The Society believes that the application contains inadequate information upon which an informed decision could be based. It is essential that the planning status of the existing wing is clarified before any decision is made regarding the principle of development. There appears to be no definitive evidence that this wing is an independent dwelling or alternatively part of the same planning unit as Campsea Ashe House. In particular, no rating history has been submitted for the rear wing of Campsea Ashe house or other documentary evidence to demonstrate that this constitutes an independent dwelling (independent services, ownership, occupancy history); as opposed to an annex or other ancillary unit of accommodation. Given that the accommodation is apparently intended for a gardener this would also suggest that the existing accommodation is occupied on an ancillary basis to the main house. Furthermore, no floor plans or volumetric comparison of the existing and proposed accommodation has been submitted to aid consideration of the application.

2. The Society believes that the apparent increase in scale and prominence associated with the proposed 'executive' styled, detached dwelling would serve to detract from the character and appearance of this location in open countryside. The site is well divorced from the adopted physical limits boundary for the settlement. As such policies AP34 of the Adopted Local Plan and DM3(b) of the Development Management Policies allied to the Core Strategy provide the relevant policy tests for the assessment of the scheme. In the opinion of the Society, the substantial increase in building scale and mass proposed in this location would serve to be significantly more

visually intrusive than the existing built form. Hence the scheme is unacceptable as the significant change in character justifies the dwelling being treated as a new dwelling and refused (AP34/DM3(b)).

3. In the opinion of the Society, if there is documentary evidence to substantiate the claim that the existing accommodation constitutes a dwellinghouse then a single storey unit of a similar floor area and set close to the existing siting should be sought. The proposed two storey detached house is not considered to conform with the relevant adopted local plan and core strategy development management policies and should be refused even if the principle is established. Perhaps a certificate of lawfulness as to the existing use should be sought?

4. The Society trusts that the Council finds these representations helpful in the determination of the application. We would be grateful if you could update us of any progress in this case, in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Cairns', followed by a long horizontal flourish.

Simon Cairns
MRTPI IHBC
Director

CC: SPS SCD Hon Sec Jo Rogers, Campsea Ashe Parish Council