

Drinkstone Parish Council Meeting 10th October 2022

Agenda Item Portfolio Report Planning

Updates on previous planning applications

DC/22/03935 Householder Application - Erection of single storey rear extension (following demolition of existing conservatory and boiler room) White House Rattlesden Road Drinkstone Bury St Edmunds Suffolk IP30 9TL - Granted

DC/22/04140 Full Planning Application - Change of Use of land to the keeping of horses (retention of) and erection of stables with hay storage area and tack room. Land On The West Side Of Rattlesden Road Drinkstone Suffolk - Awaiting decision

New Planning application

DC/22/04893 Householder Application - Erection of side extension forming boot room, central orangery extension and internal works as stated within Design Access and Heritage Statement. High Barn Chapel Lane Drinkstone Bury St Edmunds Suffolk IP30 9TA

High Barn is set in Chapel Lane which is noted in Drinkstone neighbourhood plan as a character area of the village in the Built Character Assessment and is a Grade II listed building. Chapel Lane is within the DNP defined settlement boundary.

Listing - High Barn originally formed a single property, but, like many farmhouses following the Enclosure Act of 1853, was divided into two cottages to support the housing requirements of the local labour forces tending to the land. The barn was further converted back to a single dwelling at the close of WW2, becoming Grade II listed in April of 1988.

In the Drinkstone Neighbourhood Plan (November 2019) High Barn is described as ‘a large detached barn, providing evidence of an early example of a barn conversion into two cottages. The barn has a typical four bay arrangement, with central chimney breast with a thatched roof covering’.

The proposed planning application consists of the addition of a boot room and an orangery.

The application and heritage statement identify the need to ‘provide a secondary entrance into the barn for utility purposes’ – the boot room, as well as the need to ‘create a central space whereby all areas of the barn are accessed without having to go through other rooms to reach them’ – the orangery. It is evident from the existing plans that the current configuration does mean rooms are used as corridors to access existing room. The addition of the orangery will ‘tie’ the existing rooms together and make a more functional space enabling access via a central space.

Both additions are single storey and materials selected reflect the existing materials of the barn meeting policies DRN11 and DRN12, timber cladding, white timber windows, red multi-stock brickwork, (lead flat roof for the Boot Room).

The extensions are to the rear and the west of the existing building and will not be visible from the frontage. The extensions are proportionate to the original barn and the size of the plot.

This application could in part be classed and infill as the orangery sits partly within the L shape of the existing building, and the boot room adjoins the west side where the existing kitchen and entrance hall join.

Prepared by Councillor Elnaugh