

**TO: All members of Development
Control Committee**

Our reference HH
Your reference N/A
Email democratic.services@westsuffolk.gov.uk

**(Copy to recipients of Development
Control Committee papers)**

1 September 2023

Dear Councillor

Development Control Committee - Wednesday 6 September 2023

I am now able to enclose, for consideration at the Wednesday 6 September 2023 meeting of the Development Control Committee, the attached supplementary **late papers** that were unavailable when the agenda was printed and which relate to the following agenda items:

- | Agenda No | Item |
|------------------|---|
| 10. | <p><u>Planning Application DC/23/0454/FUL - Land adjacent 72 The Street, Holywell Row (Pages 1 - 4)</u></p> <p>Report No: DEV/WS/23/027</p> <p>Planning application - one dwelling</p> |
| 11. | <p><u>Planning Application DC/23/1023/HH - Fen Street Farmhouse, Fen Street, Hopton (Pages 5 - 6)</u></p> <p>Report No: DEV/WS/23/028</p> <p>Householder planning application - a. replacement of the existing roof coverings b. replacement of the existing rainwater goods and c. insulating render to the exterior walls</p> |

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West Suffolk
Council

Yours sincerely

Helen Hardinge
Democratic Services Officer
Human Resources, Governance and Regulatory

Development Control Committee 6 September 2023

Late Paper

Item 10 – DC/23/0454/FUL – Planning application - one dwelling Land Adjacent 72 The Street, Holywell Row

Case Officer – James Morriss

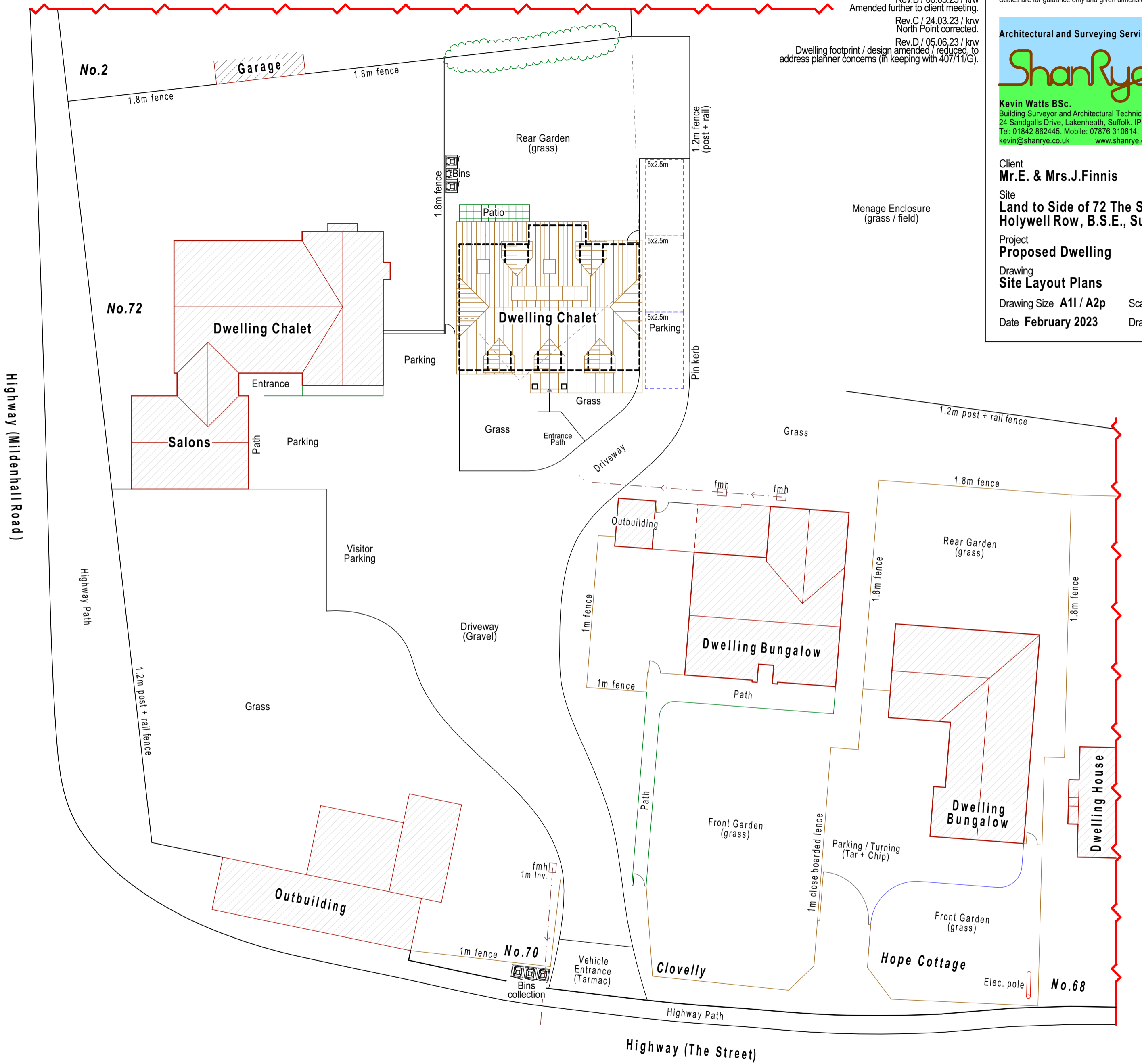
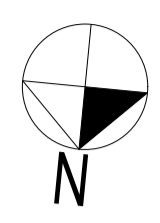
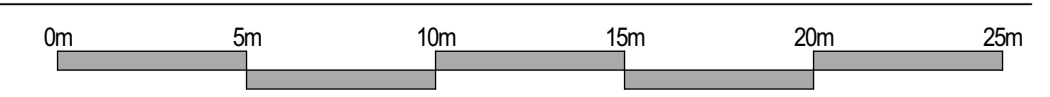
1. The incorrect site plan was attached to the agenda papers. The correct amended site plan (drawing no. 407/10/D) is now attached.
2. Paragraph 2 within the report provides incorrect measurements. The amended dwelling width is now 11.8m in width and 9.5m in depth, with a ridge height of 7.2m.

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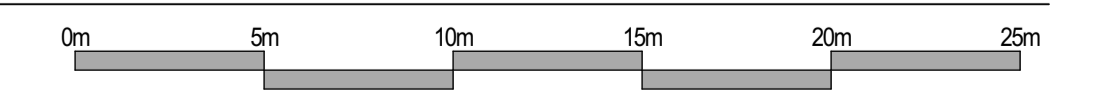
Existing Site Layout Plan

1:200



Proposed Site Layout Plan

1:200



Rev.A / 04.03.23 / knw
Amended further to client liaison.
Rev.B / 08.03.23 / knw
Amended further to client meeting.
Rev.C / 24.03.23 / knw
North Point corrected.
Rev.D / 05.06.23 / knw
Dwelling footprint / design amended / reduced, to address planner concerns (in keeping with 407/11/G).

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Client
Mr. E. & Mrs. J. Finnis
Site
**Land to Side of 72 The Street,
Holywell Row, B.S.E., Suffolk. IP28 8LT**
Project
Proposed Dwelling
Drawing
Site Layout Plans
Drawing Size **A11 / A2p** Scale(s) **1:200**
Date **February 2023** Drawing no. **407/10/D**

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Development Control Committee 6 September 2023

Late Paper

Item 11 – DC/23/1023/HH – Householder planning application - a. replacement of the existing roof coverings b. replacement of the existing rainwater goods and c. insulating render to the exterior walls

Fen Street Farmhouse, Fen Street, Hopton

Case Officer – Debbie Cooper

1. Further supporting information has been received from the applicant as follows:

Notes on the cost of re-thatching the roof:

- It is not currently financially viable to maintain Fen Street Farmhouse as a thatched roof property (Officer note: For the reasons referred to in the previous supporting statement at paragraph 2 in the report).

Notes on sustainability and future proofing:

- The Applicant intends to optimise the property from a sustainability and future-proofing perspective. One aspect of this agenda is rainwater harvesting, which is impossible with a thatched roof. The proposed tiled roof will allow for rainwater capture and storage on a property in one of the driest parts of the UK. This will go hand in hand with the previously approved application for solar panels to the outbuildings as part of future-proofing the house for years to come.
- There is a growing incidence of tractor and combine harvester fires in the UK. There is a field of Barley behind Fen Street Farmhouse, therefore the risk of serious damage increases dramatically with a thatched roof.
- Replacing the roof covering will present the opportunity to modernise the water system within the house by replacing or indeed removing the old galvanised water tanks within the roof space.
- Replacing the roof covering while upgrading the roof insulation and applying a new insulated render to the external walls, is all part of a holistic approach to improving the thermal performance and sustainable future of the house.

Notes on the objection from Mrs A Hanks of The Old Chequers, Fen Street, Hopton Diss, Suffolk IP22 2RF:

- The objection notes that Fen Street Farmhouse is an important heritage building, however, it is not listed, nor is it within a conservation area. It is important to note that the Senior Conservation officer, Claire Johnson, was consulted on this application, and raised no objections to the proposed alterations.

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