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Planning – Place Directorate

Mid Suffolk District Council

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Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Correspondence Address:

Mr Tony Harvey-Soanes

Applicant:

Mr Tony Harvey-Soanes

Date Application Received: 19-May-25

Application Reference: DC/25/02283

Date Registered: 21-May-25

Proposal & Location of Development:

Householder Application - Reposition greenhouse to replace existing outbuilding, construct garden walls and single storey extension to create games room and gym.

Blossom House, Long Green, Bedfield, Woodbridge Suffolk IP13 7JD

Section A – Plans & Documents:

This decision refers to the drawing received 19/05/2025 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan - Received 19/05/2025

Site Plan - 20-10 - Received 19/05/2025

Floor Plan - Proposed - 20-21- - Received 19/05/2025

Elevations - Proposed - 20-31 - Received 19/05/2025

Elevations - Proposed - 20-32 - Received 19/05/2025

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. DISCHARGE REQUIRED: BIODIVERSITY ENHANCEMENT MEASURES

Prior to development above slab level, a scheme of biodiversity enhancement measures shall be formally submitted to the Local Planning Authority and have been approved in writing. The biodiversity enhancement measures shall include the following:

- a) detailed designs and/or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The approved measures shall then be implemented in full prior to first use and shall then be retained.

Reason - In the interests of enhancing biodiversity on site in accordance with Joint Local Plan policies SP09 and LP16.

4. COMPLIANCE REQUIRED: EXTERNAL CLADDING

Notwithstanding the details shown on the approved plans and documents, the horizontal boarding to be used on the external elevations of the development hereby permitted shall be timber. Details of the type, finish, and treatment of the timber shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure a high-quality external appearance and to safeguard the setting of the nearby listed building, in accordance with Policies LP19 (Heritage Assets) and LP24 (Design and Residential Amenity) of the Babergh and Mid Suffolk Joint Local Plan, and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. RESTRICTION IMPOSED: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification): no insertion of new openings on the north elevation of the dwelling house and cart-lodge shall be carried out, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

6. RESTRICTION IMPOSED: USE OF GARAGE

Notwithstanding the General Permitted Development Order (2015) (or any Order revoking, re-enacting or modifying that Order), the cart-lodge shall be used for the garaging or storage of private motor vehicles only or for purposes ancillary to the residential use of the dwelling and shall not be used as living accommodation and no trade or business shall be carried on therefrom.

Reason - To ensure the cart-lodge is for domestic use for the dwellinghouse only. The application has been assessed only in terms of this restricted use and any other use may have an adverse affect on the character and amenity of the area and amenity for future occupiers contrary to the Development Plan.

7. COMPLIANCE REQUIRED: REPOSITIONING OF GREENHOUSE

This permission solely permits the repositioning of the greenhouse as shown on the hereby approved site plan (0020-10 P2, dated 12/05/2025). The greenhouse shall otherwise be erected in full accordance with the details approved under planning permission reference DC/25/00476, including its design, materials, and dimensions.

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the previously approved details as proposed.

7. RESTRICTION IMPOSED: NON-HABITABLE ACCOMMODATION

The extension hereby permitted shall not be used as a habitable room. It shall be used solely for purposes ancillary to the main dwellinghouse, including, as approved, games room and home-gym, or similar non-habitable uses. No alterations to the use of the rooms shall be made to facilitate its use as such without the prior written approval of the Local Planning Authority.

Reason - To ensure the extension remains ancillary in nature and to safeguard residential amenity, and the character of the dwelling, as the extension has been assessed against the use proposed, in accordance with Policy LP24 of the Babergh and Mid Suffolk Joint Local Plan.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

Babergh and Mid Suffolk Joint Local Plan (JLP) (2023)

SP03 - The sustainable location of new development

SP09 - Enhancement and Management of the Environment

SP10 - Climate Change
LP03 - Residential Extensions and Conversions
LP15 - Environmental Protection and Conservation
LP16 - Biodiversity & Geodiversity
LP17 - Landscape
LP19 - The Historic Environment
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity
LP27 - Flood risk and vulnerability
LP29 - Safe, Sustainable and Active Transport

National Planning Policy and Guidance

NPPF - National Planning Policy Framework
PPG - National Planning Practice Guidance

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

COMMUNITY INFRASTRUCTURE LEVY

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. You are responsible for submitting the relevant CIL forms to our Infrastructure Team, telling them who will pay CIL and when the development will commence. However, you will receive a Liability Notice including the amount to be paid and what you must do. Please ensure the Infrastructure Team have your correct contact details. If you have any questions, please contact the Infrastructure Team direct on: infrastructure@baberghmidsuffolk.gov.uk or telephone 01449 724563.

Alternatively, you can find more information about CIL on our websites here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#)

This relates to document reference: DC/25/02283

Signed: Philip Isbell

Dated: 16th July 2025

Chief Planning Officer

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/appeal-householder-planning-decision>.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Babergh District Council

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