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Ref: 4277-24

**CHANGE OF USE OF HOLIDAY LET TO A DWELLING
'THE HOLLIES'
18 BROADGATE ROAD
SUTTON ST EDMUNDS
SPALDING
LINCS
PE12 0LT**

FOR

MR & MRS P ECUYER



PLANNING, DESIGN & ACCESS STATEMENT

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**CHANGE OF USE OF HOLIDAY LET TO DWELLING
THE HOLLIES
18 BROADGATE ROAD
SUTTON ST EDMUNDS
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PE12 0LT**

This application is to acquire Town and Country Planning Permission for change of use of the barn at The Hollies from a holiday let to a single dwelling for the benefit of Mr & Mrs P Ecuyer.

In September 2017 Planning Approval was obtained for the barn conversion to a holiday let. Since then, the clients have carefully converted the barn to the original plans however has taken longer than thought due to the uncertainty of the holiday let use.

The clients have received a pre-application response from the Planning Department in April 2024 which states that even though the site is within the open countryside barns such as this one which has been disused for some time can be converted into residential dwellings. This barn has only had partial conversion to a holiday let and has not been used for anything else for at least 10 years. The building is not required for any other use including the Holiday let business as to the financial and functional use would not be viable.

To create this conversion no internal or external changes are required as these were approved under H17-0647-17. The building does have architectural merit and site in a prominent location along the Broadgate Road and close to the amenities of Sutton St Edmunds and Parsons Drove.

The existing access off Broadgate Road which is gated and leads to a vast parking and turning area which is more than suitable for the conversion and end users of the building.

The site sits within Flood Zone 1 therefore a flood risk assessment is not required.

The proposed scheme will be in character with the area of Sutton St Edmunds and the change of use will have no effect on the design and scale of the building. This proposed development would have a lesser impact on the area as opposed to a holiday let with various changes of visitors.

G R Merchant Ltd
July 2024.