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Sent: 01 February 2022 10:39

To: Planning <Planning@sammonsltd.co.uk>

Subject: DET/2022/0004 Ivy House Farm Rownall Road Wetley Rks

Importance: High Hi Teresa

I hope you are well.

I have some thoughts on The application under Class Q Part 3 of the GPDO at Ivy House Farm. It's looking like a refusal I am afraid.

I can only measure the cumulative floor space of the two proposed dwellings to be over 500 sq m, I'm not sure how you're calculating it at 449 sq m?

What area are we defining as the established agricultural unit? Can that be marked on a map? A planning history search is required to assess against limitation Q.1(g)

Proposed demolition and rebuilding work exceeds what is reasonably necessary to convert the building. The demolition is necessary to reduce the floor space and bring it within limits (even though it doesn't seem to quite achieve that as noted above) and to create this entirely new and remodelled elevation, entirely rebuilt as a glazed frontage – the effect is to create a materially different building, more than just a converted building where operations may materially affect its appearance.

The building to the north west is an unknown. I can't find that it was ever authorised so we don't know whether it could or would present uses and activity that might make the conversion incompatible and make it impractical or undesirable.

The location of the building makes the change of use and conversion undesirable because it would adversely affect the setting of a listed building, particularly because of the proposed changes to design and external appearance and the introduction of curtilage or garden areas.

You may wish to comment or clarify certain points.