

Planning Statement

Garden House
The Street
Hinderclay
Diss
Suffolk
IP22 1HX

08.01.2021



INTRODUCTION

This statement is in support of the Planning Application submitted to Mid Suffolk District Council to change the use, erect a first floor extension & convert the garage to provide a holiday let / annexe accommodation to Garden House, The Street, Hinderclay, Suffolk, IP22 1HX. Garden House is not a listed building and is not located in a conservation area. Garden House is located in the the village of Hinderclay. Garden House is constructed from rendered walls and a tiled roof.

LOCATION

The proposed site is situated along The Street in the village of Hinderclay. The site is located 2 miles north / west of Rickingham and 2 miles west of Redgrave. The site is located north of The Street with vehicular access to the site directly off from The Street. To the east of the site is the rear garden of Garden House made up of well-maintained lawns and flower beds. To the north & west of the site are neighbouring properties & parking and manoeuvring areas located to the south /east of the site.



Above: Aerial View Of The Site.

USE

The proposed scheme is to erect a first floor extension over the existing garage & convert the existing garage as well as change its use to provide a holiday let / annexe accommodation to Garden House, The Street, hinderclay, Suffolk, IP22 1HX

AMOUNT

The proposed scheme is to convert the exist garage and erect a first floor extension over the existing garage to provide a holiday let / annex. The proposed extension will be finished with cedral clad & rendered walls and a tiled roof all to match existing. The proposed scheme will provide a lounge area & larger and more usable utility room at ground floor with a bedroom and en-suite at first floor. Externally the existing garage double doors to the south / east elevation will be partially blocked-up and provided with two windows while at first floor a dormer window will be provided to the proposed first floor bedroom. Externally to the north / east elevation a window to the lounge and utility room are proposed. The first floor bedroom & en-suite will be provided with obscured rooflights.

LAYOUT

Drawing 784-01 Existing Plans & Elevations, 784-02 Proposed Plans, 784-03 Proposed Elevations & Sections, 784-04 Site & Location Plans shows the position, layout and aesthetic design of the proposed extension & alterations and how it relates with the existing dwelling & surrounding area.

SCALE

Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing appearance, surrounding area, and neighbouring buildings. Externally the proposed extension will be finished with cedral clad & rendered walls and a tiled roof all to match existing. The proposed extension will be erected to the north / east elevation of Garden House. The exting footprint will not be affected and will remain as existing. The proposed extension will be subordinate to the main house with the proposed ridge being lower than that of the main house. The proposed scheme will also not overlook or overshadow any neighbouring properties.

LANDSCAPE

The site is located north of The Street with vehicular access to the site directly off from The Street. To the east of the site is the rear garden of Garden House made up of well-maintained lawns and flower beds. To the north & west of the site are neighbouring properties & parking and manoeuvring areas located to the south / east of the site. The proposed site boundaries are made up of fencing and mature planting. The proposed scheme will have no impact on the existing landscape and site boundaries of the site.

APPEARANCE

Externally the overall appearance of the proposed scheme has been designed to be in keeping with the existing appearance, surrounding area, and neighbouring buildings. Externally the proposed extension will be finished with cedral clad & rendered walls and a tiled roof all to match existing. The proposed extension will be subordinate to the main house with the proposed ridge being lower than that of the main house.

ACCESS

The site is located north of The Street with vehicular access to the site directly off from The Street. Existing vehicular parking and manoeuvring areas are located to the south / east of the site. The proposed scheme will have no impact on the existing access, vehicular parking and manoeuvring areas on site.