



Planning Statement

For

Extensions and alterations

Corner Bungalow
Willisham
Suffolk IP8 4SP



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application for extensions and alterations to a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

It is not thought that this dwelling has been the subject of a recent planning application.

SITE ANALYSIS AND EVALUATION

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The applicants have an elderly parent living with them so part of the proposal is to create an annex for the parent to live in. The other part of the main extension is to provide a bedroom for the bungalow to replace the one lost to the annex. In addition a garden room is proposed off the living room.

SIZE OF DEVELOPMENT

The proposed extensions have a footprint of around 80m².

LAYOUT

See proposals above.

SCALE

The proposals have been designed to be modest in appearance.

LANDSCAPING

Additional car parking is provided in part of the front lawn area.

DESIGN

The main extension is proposed to have cream rendered walls and a hipped roof with tiles to match the existing roofs. The garden room extension is proposed to

have matching facing bricks, roof tiles and all new windows and doors are to match the existing white upvc.

ACCESS

Car provision. Two additional parking spaces.

Inclusive access - As this application is for a small extension, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.