



Planning Statement

Project: 1.5 storey side extension
Address: 2 Gipping Cottages
Gipping Road
Stowupland
Client: Mr & Mrs K. Rodwell
Job Number: 442
Document Ref: 442-PS01

This statement accompanies the householder planning application and associated documentation for the proposed erection of a 1.5 storey side extension to 2 Gipping Cottage. 2 Gipping Cottages is an attached 2 storey dwelling. The property fronts the highway and has a substantial sized plot. The property has been extended previously (along with its neighbour 1 Gipping Cottages).

The property occupies a rural plot with just its immediate neighbour in close proximity. The property has direct access onto Gipping Road to the north of the plot. The existing dwelling comprises a red facing brick finish externally under a concrete plain tiled roof with brown stained timber doors and windows. The proposed extension looks to replicate these finished with all to match existing.

The proposed extension is located to the West of the existing built form and proposes a double sized garage with a single large access door. There will also be a new access lobby with space for coats & boots. The first floor will provide an extension to the existing first floor accommodation enabling the master bedroom to be relocated and facilitate a new home office within the existing master bedroom.

The proposed extension has been designed to be subservient to the host dwelling with the roofline reduced from that of the adjacent building whilst respecting the existing detailing and material palette.

The plans as submitted were submitted for formal pre-application feedback and were received positively by the planning officer Gemma Walker who advised that the plans as proposed and information submitted that *"the proposed extension is likely to be considered acceptable and therefore we would welcome an application"*. As such the application has been prepared for submission on this basis. It was also advised that it would be prudent for the planning proposals to be discussed with the neighbouring property and as such this was undertaken by the applicant.