

# Planning Statement for 2 The Green, Harleston, IP14 3HT

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Town and Country Planning Act 1990

09/02/2021



**Proposed construction of a single storey side and rear wrap-around extension at: 2 The Green. Harleston. Variation to approved planning application DC/19/02908**

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Courtesy of Google Maps

## 1.0 Introduction

- 1.1 The following statement should be read in conjunction with drawings and other documentation submitted in this application.
- 1.2 2 The Green is situated in the small village of Harleston which is north east of Stowmarket. The Green is located to the west of Haughley Road.
- 1.3 It is a two-storey semi-detached chalet bungalow set in a row of five similar properties. The Green is not deemed to be a public highway but can be accessed from Haughley Road. Cutler's Lane runs parallel to The Green and from it, a large open area to the south, can be accessed.
- 1.4 The application relates to the construction of a single storey side and wrap around extension with asymmetric roof and is an amendment to application DC/19/02908/FUL approved on 23/07/19.

## 2.0 Location

- 2.1. A location map is attached to the application.



Fig. 1 – Site and immediate area - courtesy of Google Maps

2.2.

- 2.3 There are residential properties to the rear of the property and in front is The Green and Cutlers Lane.

### **3.0 Proposed Use**

- 3.1 The proposed use will be residential and will enable the applicants to increase the living space, and will allow them to make better, all year round use of their ground floor living area.
- 3.2 The owner of the house has changed since the original planning application, and as such, their needs differ in terms of space usage.

### **4.0 Amount**

- 4.1 The extension is approximately 53m<sup>2</sup> in size replacing the 32m<sup>2</sup> conservatory and flat roof outbuildings. This does represent an increase in size, but given the larger, more usable space it will provide to the new applicant, this is deemed acceptable.
- 4.2 The design of the proposal is of an appropriate scale. An asymmetric roof will be utilised above the extension and will replace the existing flat roof. to reduce the bulk, but add character. The ridge height of the new roof will be lower than the existing and will be shielded from Haughley Road by the existing two-storey structure.

### **5.0 Appearance and proposed finishes**

- 5.1 *The Local vernacular* – There is a predominance of bungalows and chalet bungalows in the locality. And, in the immediate area, the architecture is similar in terms of The Green itself.
- 5.2 *Wall finishes* – The current walls are either facing brick or render, as can be seen in Fig. 2. The extension will utilise cladding finish to the walls and similar concrete pantiles to the roof.
- 5.3 *Roof finishes* – The existing roof coverings consist of concrete pantiles to the main roof and a single ply membrane to the flat roof. The new pitched roof will use tiles to match the existing pitched roof.
- 5.4 *Windows and doors* – The new openings will use white uPVC glazing units to match the existing.
- 5.5 *Gutters and downpipes* – White uPVC will be utilised to match the existing rainwater goods.



Fig. 2 – 2 The Green - courtesy of Google Maps

## 6.0 Extant planning approval and amendments

- 6.1 The proposed extension has been amended in terms of a higher roof. The front pitch angle has been changed from 30° in the original application to 35°.
- 6.2 The proposed footprint has remained the same, but internally, the layout has been extensively changed to suit the new owners' needs.
- 6.3 Although the extension cannot be seen from the public highway (Haughley Road),, it can be viewed from The Green itself. Although a change to the streetscene, the new extension has been set back from the existing building line to ensure it will be viewed as an extension. No's 1 and 2 are further set back than the other dwellings in the row. The wall finishes will also assist with this.
- 6.4 The existing house is sited approximately 19m back from The Green and therefore this will also help to reduce any change to the streetscene.

- 6.5 Currently, 2 and 3 The Green, are joined by single-storey flat-roof constructions, although #2 is set back further from the road than #3, and any detrimental effect to the change in roof should not cause issues to the two-storey section of #3.

## **7.0 Conclusion**

- 7.1 The proposed structure and materials have been chosen to set the extension apart from the architectural style found in The Green.
- 7.2 The additional usable space will permit the applicants to use the new space year-round, and with the reworking of the internal layout, allows for a more modern approach to the living space.
- 7.3 Although a variation to the original approved application, it is hoped that the proposals would be deemed acceptable to B&MS, given the change to the roof is relatively minor.

### **Contact Details**

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