Planning Statement

Bullocks Ley, Burgate IP22 1QE

Bullocks Ley has had its Permitted Development Rights removed and as such a householder application is required for the proposed works.

The new owners wish to improve the appearance, energy efficiency and security of the property.

**Residential Amenity, Safe and Secure Communities Reference No: DC/20/05940** In regard to the adopted development plan and Paragraph 127 of the NPPF, it is crucial that development does not detrimentally affect the residential amenity of the occupiers of neighbouring properties, in order to achieve and maintain well-designed places. The dwelling forms part of sporadic development along Little Green, with no immediate neighbouring properties, with the closest properties located a significant way to the North and South. It is considered that any application that comes forward is unlikely to result in significant harm to these properties.

**Landscaping** The proposed works are to take place within the land of Bullocks Ley, the proposed works are sympathetic in nature and are unlikely to result in undue harm to the landscape of the site.

**Glass Veranda-**This will protect the brickwork from the elements and give the owners protection from rain. Currently there is severe frost damage to the brickwork on the western and southern side of the building. The proposed glass canopy wraps round the Western and Southern elevation of the host property. It is to include a glass roof sitting on iron posts that are to be installed on an existing red brick, low wall. It is considered that due to the minor nature of the canopy, this element would likely be supported by officers. **No: DC/20/05940**

**Solar panels**- The owners wish to increase the energy efficiency of the building and add solar panels to the existing oak framed cartlodge. An electric car charging point will also be included. The solar panels are to be placed on the Southern elevation of the site, facing out onto a 5 acre field within the applicant’s ownership. The solar panels are to largely cover this roof flank with the charging point likely to be located within the cartlodge itself.

**Wrought Iron gates-** These are to add security to the premises. There are already farm gates approximately 3m from the road but it is not practical to use them due to size and location. The proposed gates would be 45m from the road and in keeping with the property.

**Brick Circular garden**- The property has a large expanse of rough concrete particularly to the South. A low red brick walled garden would make the area much more physically appealing.

Diana and Gary Littler

15/2/21