



Planning Statement

Project: Proposed Dwelling
Address: Rear of 96 Poplar Hill,
Stowmarket
Client: Mrs J. Ruffles
Job Number: 384
Document Ref: 384-PS01

The full planning application is submitted for the erection of a 1.5 storey 3 bedroom dwelling on amenity land to the rear of 96 Poplar Hill, Stowmarket. 96 Poplar Hill is located in a prominent position on Poplar Hill and benefits from a substantial plot in a built up urban environment.

The proposed dwelling is being built as a new residence of the existing owner of no. 96. The proposed dwelling would offer a suitable dwelling and provide a future proof property for its 'older' occupant.

Despite a previous positive pre-application submission and response a subsequent planning application was submitted for a proposed single storey dwelling (DC/20/04848) and this was subsequently refused. This was refused on the basis that the proposed dwelling would be out of character with its surroundings with a suggestion that the dwelling would be too large on the proposed plot (despite this conforming to national guidelines for dwelling size in relation to amenity space. It was suggested that the proposed bungalow was out of character and that a 2 storey dwelling would be more appropriate. Whilst it is accepted that the nature of the properties surrounding the property are generally of a 2 storey nature the proposed scheme was submitted to ensure that neighbour amenity and impact was minimized. In addition, the proposed dwelling was designed for the current owner occupier of no. 96. The resident would prefer a single storey dwelling accessible throughout but it is accepted that this may appear out of character with its surroundings.

The scheme as submitted occupies a much smaller footprint than that of the previously submitted dwelling with the building gross external footprint being reduced from 125.8m² to 91.15m² a reduction of 28%. This results in the external amenity area being increased. The proposed dwelling has been sensitively designed with windows to first floor habitable rooms being located to the front of the proposed dwelling therefore avoiding potential overlooking issues.

The proposed facing brick finish will match with many of the surrounding properties to both the front and rear and the pantiles will also compliment the neighbouring properties.