



Design & Access & Planning Statement,

For

Erection of a balcony, new side dormer, insertion of a window and doors and internal alterations at:

The Pyghtle
Scotland Street
Stoke by Nayland



Prepared by Tim Moll Architecture Ltd
File ref :1176

INTRODUCTION

This Design and Access Statement (DAS) / planning statement accompanies an application for alterations to an outbuilding at an existing dwelling.

The DAS 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 alterations, some aspects such as the social and economic context are of limited applicability.

PREVIOUS APPLICATION

An application was made in 2020 ref DC/20/05/05189. The feedback from the planners was not entirely positive and the application was withdrawn and has been adjusted for this re-submission.

The proposed balcony was considered acceptable. However, the proposed new dormer was considered to be too large.

Reference was made to the proposed kitchenette was made and the bathroom, questioning the proposed use of the building.

RESPONSE TO THE PREVIOUS APPLICATION FEEDBACK AND EXPLANATION OF THE PROPOSALS

The Pyghtle is not listed but does sit within a conservation area. The existing building that is the subject of the application was built around 30 years ago. The original design was intended to cater for children becoming teenagers, to have a "space of their own" complete with the ability for friends to sleep over in the mezzanine. Now the children have grown up, and moved away, there is less need for a large games space with a ladder style access to the mezzanine - the need, now that the applicants have 3 grandchildren under 3, is for their families to be able to visit (one is from Canada), so that they can provide overflow accommodation.

The bulk of the existing building is occupied by a games room/sitting area, with mezzanine sleeping and store accommodation and garden shed under. It is not primarily a garage. There is already a shower room and toilet off the games room. The plan is to improve this by making it bigger.

The access to the sleeping area needs to be improved and made easier for toddlers, and for adults with baby equipment etc.

The purpose of the dormer is to provide head room to make it easier to accommodate a double bed (rather than the two singles as at present) for parents, as well as better light, ventilation and means of escape. It is orientated as it is to avoid being overlooked easily by neighbours, as would be the case were it to face the village rather than away from it. It cannot be seen from either of the two listed buildings to which Heritage referred (Cherry trees and

Honeycroft) - trees and topography see to that: the other listed buildings (Lilac Cottages and the Homestead) are on the Village side of the building and won't be able to see the dormer - and neither can see the balcony.

The existing planning permission had as a condition that the building be used only in conjunction with the main house: there is no intention of using it in any other way.

REVISIONS

The proposed dormer has been reduced in size from the previous scheme, reducing its height and minimising any visual impact. It would be very difficult to see the dormer from anywhere due to it being set back from the road by over 6m and the amount of trees and greenery.