



DESIGN AND ACCESS STATEMENT

In respect of a householder planning application for the erection of a single storey rear extension, insertion of door in lieu of window to utility room and replacement of existing windows at:

42 High Street, Bildeston, Suffolk, IP7 7EA

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1.0 Introduction

- 1.1. This Design and Access Statement has been prepared in support of an application for planning permission for the erection of a single storey rear extension, insertion of a new door in the utility room and replacement windows at 42 High Street, Bildeston.
- 1.2. It is prepared in accordance with the Design Council document *“Design and Access Statements: How to write, read and use them”*.
- 1.3. The statement should be read in conjunction with the drawings prepared by RGP Building Design and Energy Consultancy which accompany this proposal.

2.0 Site Context

- 2.1. 42 High Street forms the northern half of a pair of semi-detached properties that lie to the east side of High Street.
- 2.2. The image below shows the property in the context of the adjacent properties.



- 2.3. As can be seen, the property is of two-storey scale and has vehicular access/parking space available to the northern side of the property.
- 2.4. The site lies within the Bildeston Conservation Area. The Council’s Conservation Area Appraisal (CAA) identifies that the conservation area in Bildeston was originally designated by West

Suffolk County Council in 1973, and inherited by Babergh District Council at its inception in 1974. The CAA makes no reference to this property in particular, focussing primarily on the more historic elements of the Conservation Area.

2.4 The property is otherwise unconstrained and is located entirely in Flood Zone 1

2.5 The property is in use as a single dwellinghouse.

3.0 The Design Approach

3.1 Chapter 12 of the National Planning Policy Framework (NPPF) sets out the Government's aims to achieve well-designed places.

3.2 It states (paragraph 124) that;

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this”.

3.3 The above has formed the basis of the design approach taken in respect of this proposal. The applicant, supported by RGP, has given consideration to a number of material considerations in the design of this proposal with the overall aim of achieving a high standard of design that would complement the surroundings and ensure the development sits comfortably in its environs.

3.4 The following sets out how each of the various design matters have been addressed.

Use

- 3.5 The proposal seeks to make efficient use of land, in line with the aims of paragraph 117 of the NPPF which identifies that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*.
- 3.6 The proposed extension would utilise an area of the site that is currently underused and would extend the modest kitchen area and enable the continued use of the property as a dwellinghouse, providing improved accommodation for the needs of the applicant.
- 3.7 The proposed use is, therefore, entirely consistent with the uses within the surrounding area.

Layout

- 3.8 In developing the layout of the proposal, due consideration has been given to the surroundings and the amenity of existing residential properties.
- 3.9 The main impacts to be considered are those to the adjacent properties and the character of the Conservation Area.
- 3.10 The proposal is a modest lean-to extension that is recessed from the side wall to retain physical subservience to the main house. The layout of the internal space facilitates a larger kitchen space and enables the creation of a utility room to the rear of the kitchen, within part of the existing kitchen space.
- 3.11 The layout provides a practical and usable space that will not impact on neighbours or the Conservation Area.
- 3.12 In light of the above, the proposed layout is considered to have been developed following a detailed appraisal of the site and its surroundings, and thereby constitutes good design. It complies with policy CN01 insofar as it relates to layout and neighbouring amenity and general design.

Scale

- 3.13 Given the modest scale of the extension, it sits comfortably relative to the scale of the main house. It projects no further eastwards than the end wall of the existing two storey range. The extension is set in from the side of the property such that the range of the main dwelling remains clearly identifiable.
- 3.14 The projection extends 3.2m to the rear and has a width of 2.4m.
- 3.15 It measures 3.2m to ridge and 2.25m to eaves.

Appearance

- 3.16 The proposal will be comprised of materials to complement the host dwelling, in accordance with policy CN01.
- 3.17 The size and form of the proposed extension is considered to be an appropriate addition which will square off the plan form of the building. The extension cannot be seen in the streetscene.
- 3.18 The replacement windows will reflect the sash form and appearance of the existing windows, and are proposed to be of UPVC finish by Anglian Trade Windows.
- 3.19 This is considered to preserve the character of the host dwelling and wider Conservation Area, in accordance with policies CN01 and CN08.

Landscaping

- 3.20 Given the nature of the proposal, there is limited opportunity for new soft landscaping to be incorporated in the scheme.

Access

- 3.21 The proposal does not seek to amend the existing access to the site and would not affect the existing parking arrangements.
- 3.22 While access to public transport may not be a major consideration when considering an application for a domestic extension, it is nevertheless noted that the site is located within the built-up area of Bildeston and is in an accessible location. It is close to the village facilities and bus stops and there is a pavement immediately outside the site.
- 3.23 The site is, therefore, in a wholly accessible location and the access elements of the proposed design have been fully addressed such as to enable safe and convenient access for all.

4.0 Conclusion

- 4.1 Whilst the applicant is seeking additional accommodation in the dwelling, it is recognised that, in doing so, there is a need to ensure that the proposal would be delivered in a manner that constitutes good design and which would not give rise to harm to the Conservation Area.
- 4.2 The proposed extension has been well designed and would be in-keeping with the style and character of the house and the conservation area, consistent with the aims of the Council's planning policies and the wider aims of the NPPF as a whole. Due regard has been given to policies CN01 and CN08, as well as the Council's published CAA.
- 4.3 The proposed development will provide the additional space required by the applicant without causing harm to the character of the house and the conservation area or harming the living conditions of neighbours. For all of these reasons, it is respectfully requested that the local planning authority grant planning permission for this modest development in the terms requested.