



Planning Statement

For

Single storey rear extension

Ashdene
Stone Street
Crowfield
Suffolk IP6 9SZ



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application for a single storey rear extension to a dwelling.

The statement 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 an extension, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

It is not thought that this dwelling has been the subject of a recent planning application.

SITE ANALYSIS AND EVALUATION

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The proposal is to build a single storey rear extension which is to comprise a new master bedroom and a utility room. Internal alterations are also proposed.

SIZE OF DEVELOPMENT

The proposed extensions have a footprint of around 38m².

LAYOUT

See proposals above.

SCALE

The proposals have been designed to be modest in appearance.

LANDSCAPING

There will be some patio outside the extension.

DESIGN

The extension is proposed to have cream hardieplank cladding which will also cover the existing rear kitchen extension. Roof tiles are to match existing and white upvc windows and French doors also match existing.

ACCESS

Car provision. There is plenty of car parking to the front of the dwelling.

Inclusive access - As this application is for a small extension, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.