

**PLANNING STATEMENT**

**DWELLING EXTENSION**

**AT**

**1 ROSE COTTAGE,**

**NEW STREET,**

**FRESSINGFIELD,**

**EYE, SUFFOLK**

**FOR**

**C.E. DAVIDSON LTD**

**1ROSE-PS-01**

**MARCH 2021**

## **Use**

It is proposed to build an extension to the existing 3 bedroomed, 1 Rose Cottage, New Street.

In doing this on the first floor it invites the moving of the kitchen to give more living space It is a development behind the existing porch and will blend in with the existing cottage.

The applicant has an enquiry regarding the rental of an affordable four bedroomed dwelling.

The proposed tenant has a contract for full time employment in Fressingfield from September 2021

## **Amount**

The proposed extension of a two-storey extension amounting to 32 m<sup>2</sup> of floor area.

## **Layout**

The proposed layout is relatively easy to achieve as the existing kitchen is adjacent to the proposed and therefore a removal of 1500mm of the existing gable end will give good access from the kitchen to what will become a dining area. On the first floor, the existing bathroom is extremely large for the size of cottage and introducing a passage across to give full access to the new bedroom works well.

## **Scale**

The proposed is in keeping with the existing cottage and will be subservient to the main cottage. The layout is such that there will be no over-looking at first floor of surrounding properties.

## **Landscaping**

The area surrounding the extension will remain garden with concrete path to the garage where there is off road parking. It will involve no alterations to hedging, trees etc.

## **Appearance**

The external finishes will be matching painted render for the walls. The windows and doors will be brown uPVC, again to match existing. The roof tiles will hopefully be matching reclaimed red clay Suffolk pantiles.

## **Access**

The site will be accessed as existing off Post Mill lane. No changes to vehicular or pedestrian access are required.