**Planning and Design Statement**

**Householder application**

To support the application for the proposed build of 2 bay Cart Lodge (1 open bay and 1 closed bay) at Mulberry House, Borley Green, Bury St Edmunds, Suffolk, IP30 9RP.

This property was renamed Mulberry House in January 2021, formerly Squirrel Lodge.

This property was previously named The Drey prior to Squirrel Lodge, until 2018 when the land was split and permission was granted (DC/18/00766) for a new dwelling (The Drey) to be built on the land adjacent to Squirrel Lodge now Mulberry House.

In the proposal for the new dwelling it stated that the existing garage be demolished and relocated adjacent to the existing property (now Mulberry House). The permission was granted for the new dwelling and the garage was demolished but never rebuilt, therefore leaving the property without a garage. This proposal for the Cart Lodge will be positioned as per the proposal in 2018 DC/18/00766.

This statement is to be read in conjunction with the following plans:

* Site Plan 1:1250 of existing property
* Site Plan 1:500 with proposed Cart Lodge
* Proposed Cart Lodge Design
* Tree Survey (BS 5837:2012) dated 29/03/2021

**The Site**

The site is situated in Borley Green, Suffolk on Wood Road. The dwelling was built in 1974 and has undergone both internal and external alterations that have been granted through Mid Suffolk Planning previously. There are other residential properties to the North, South and over the road to the East, of which this proposal will keep in line with the character of other similar properties in Borley Green.

**Proposal**

The application seeks consent for the erection of a timber framed 2 bay Cart Lodge with 1 closed and 1 open bay to provide under cover parking and enhance the property’s use for the occupants.

**Use**

The large existing parking area is a concrete driveway with shingle top, to the North and East of the property. There is ample off-road parking at present and this will still be retained with this proposal. There will space for the parking and turning of vehicles on the driveway in front of the existing property and proposed Cart Lodge. Therefore, there will be no impact on entering or exiting the property on to Wood Road.

**Design**

The proposed materials are similar to the other Cart Lodge styles seen in Borley Green and across the Suffolk County. Designed with a natural treated solid wood weatherboarding which complements the cream colour of the house. Brick base to match the exposed brick chimney breast on the property. Red clay tiled and black plastic guttering/water piping in line with the existing property.

**Scale**

The proposed Cart Lodge is subservient to the main dwelling in both footprint and ridge height. The closed bay is wider than the open bay to allow for a modern sized car to be driven inside and allow room for the driver to exit the vehicle.

**Layout**

The proposal seeks to locate the Cart Lodge in such way that it will be mostly obscured by mature hedge and existing fence from Wood Road, properties to the East. It is not impacting direct line of sight of either neighbour to the North or South of the property due to existing footprints.

From discussions with Ligna Consultancy (Arborculturalist) we have positioned the Cart Lodge within allowable RPA incursion as consideration to protect the present mature Oak Tree.

**Landscaping and Access**

The driveway and access will remain as existing with shrub vegetation to the side of the Cart Lodge by the Oak Tree. There will be no impact or restriction on size of vehicles along Wood Road and no vehicles will be parked on the highway at any time, including during construction.

**Planning considerations**

National Policy

-Section 12 of the NPPF ‘Achieving well designed places’ paragraph 127 part C states: Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of a development

b) will be visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

Mid Suffolk District Local Plan

-In 2.1 General Principles and Settlement Boundaries Policy, GP1 ‘Design and Layout of Development’ states:

Proposals should maintain or enhance the character and appearance of their surroundings and goes on to state that the materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.