**The Chequers, 20 The Street, Eriswell, Suffolk IP27 9BH**

**Planning Statement**

**(Document Ref CQS 6)**

**Proposal** In anticipation of the lifting of current Coronavirus restrictions we propose a small single-storey extension to the rear of the existing building to provide both new toilet accommodation and facilitate wheelchair access to all public areas of this locally important public house and restaurant.

It is our opinion these improvements are essential to protect the long-term viability of the property necessary to safeguard this facility for the village of Eriswell and the surrounding district.

**Planning** The Chequers is not listed but is located within the Eriswell Conservation Area.

 Pre-application advice has been obtained (Ref: PREAPP/21/081) which identified the relevant Planning Policies and concluded that ***“The proposed works are considered to enhance the facilities of the existing public house and are acceptable in principle subject to materials respecting the host building and surrounding properties”***.

 In view of the location of the proposed works to the rear of the host building we do not consider there is any material impact upon the Conservation Area or adverse effect upon either the character and appearance of the building or upon the residential amenity of any local properties.

 Furthermore, the proposals will not result in a loss of on-site vehicle parking which at approximately 30 vehicles considerably exceeds the recommendations of the Suffolk Advisory Parking Standards for that of a public house with a public floor area of some 90 square metres.

**Materials** The choice of UK sourced natural timber cladding to all three elevations together with discrete anthracite grey timber windows and doors is in keeping with and respects both the host building and character of the area.