

**PLANNING / DESIGN & ACCESS STATEMENT**

**Proposal:** Proposed Rear Extensions, Including  
New Roof To Existing House & Garage.

Mr T ALDERSON

**Address:** 19 Brettenham Road, Buxhall,  
Suffolk, IP14

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**1. Process**

1.1 This statement is prepared in support for the Proposed Rear Extensions, Including New Roof To Existing House & Garage at 19 Brettenham Road, Buxhall, Suffolk, IP14 3EA.



Location Plan: Not To Scale

## **Background**

The house is a detached property set off Brettenham Road, that has laid dormant for several years and in much need of renovation works to make habitable.

Brettenham Road is 3/4 miles from Stowmarket the nearest town to Buxhall.

The plot benefits from 0.25 acres of land, comprising a large front drive and large rear garden.

The house is constructed of a facing brick masonry wall, a pantiled main pitched roof, with an adjoining flat roof garage. To the rear elevation the first floor includes a flat roof dormer.

The householder planning application looks to gain approval for a rear 2 storey side extension, including a new roof over the existing roof structure and lean too roof to the existing garage footprint. New slate tiles are proposed to the roofing areas.

A new single storey pitched roof front entrance extension is also proposed replacing the existing flat roof entrance structure.

Internal alterations are proposed to allow for a part open plan ground floor and first floor areas to accommodate bedroom & bathroom layouts.

A new low level entrance drive wall is also proposed to the front of the property.

## **Impact of scheme**

The proposed 2 storey rear extension is noted to go out by 3.350m from the existing house so just past the existing single storey garage line.

The existing roofline of the property will remain as the current height with the new gable wings set higher by only 580mm. (As indicated on the proposed elevations)

The existing facing brickwork will be replaced with a painted render finish to the main gable wings and the middle section of the house to the front and rear incorporating horizontal boarding that matches the adjoining neighbours garage.

The existing garage flat roof is to have a new pitched roof built over and the walls also rendered.

We have consulted both neighbours regarding the proposals whom both have expressed no concerns and support the proposals, and are pleased the property is finally going to be renovated.

The existing entrance porch will be replaced with a new pitched roof structure.

The application is supported by plans including;

- Application Form
- Supporting Statement
- Site Location Plan
- Existing & Proposed Block Plan
- Existing Elevations and Floor Plans
- Proposed Elevations and Floor Plans

## 2. Use

The current domestic / residential use shall remain and with the proposed works enable a more flowing house with a central circulation to both ground & first floor areas, providing a playroom and study areas that are much needed in the current environment.

As noted the house is in much need of renovation so to be habitable, so will gain from a new heating and electrics system, new windows and doors and a more thermally efficient property with the inclusion of insulation to comply with the building regulations current standards.

## 3. Amount

How much would be built on the site.

The existing ground floor internal floor area comprises: 71m<sup>2</sup> + (31m<sup>2</sup> Garage)

The existing first floor internal floor area comprises: 47.5m<sup>2</sup>

The proposed ground floor internal floor area comprises: 34.5m<sup>2</sup>

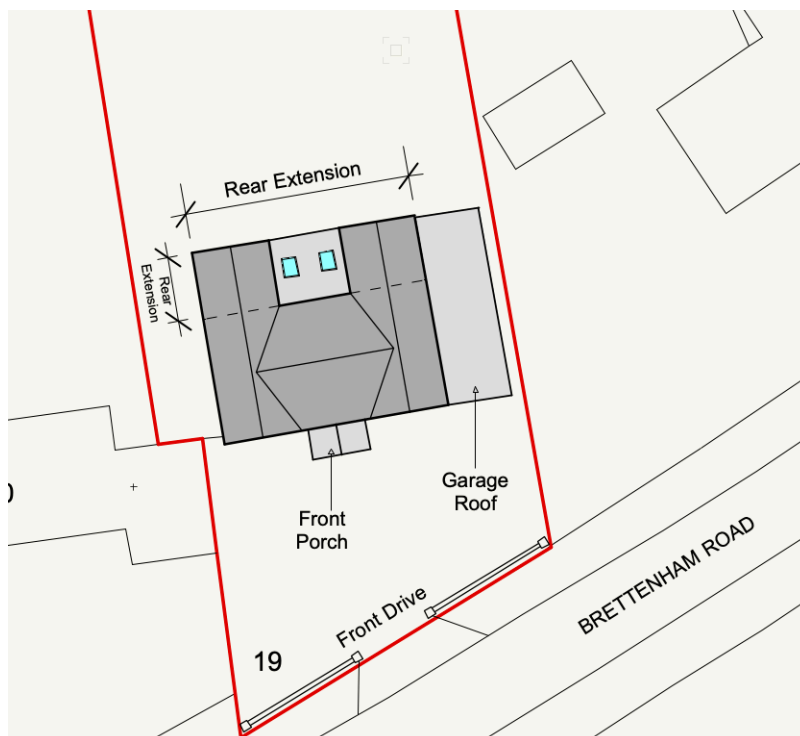
The proposed first floor internal floor area comprises: 47.0m<sup>2</sup>

### **Total proposed extra floor area taking into account the above comes to 81.5m<sup>2</sup>**

Taking into consideration the size of the plot and the sizeable rear garden area where the main extension is proposed to go, the site can be considered large enough to accommodate the proposals.

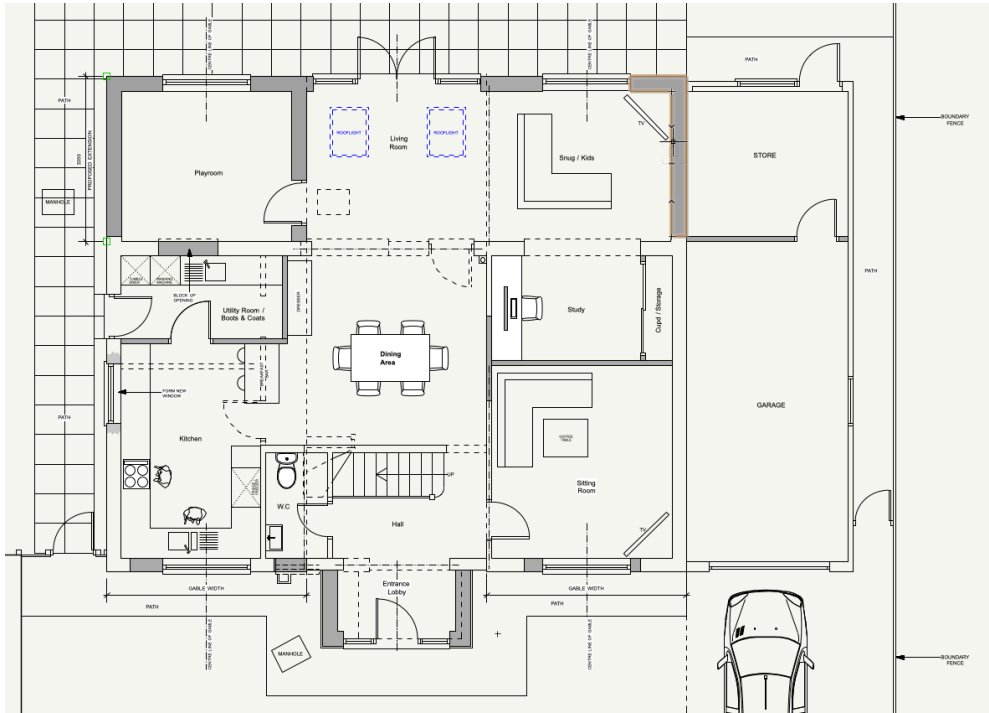
The first floor additional areas look to utilise the storage areas in the current first floor, which have not been included in the existing first floor plan areas.

Essentially the additional extension footprint on the site relates only to the rear extensions, where the first floor increased areas utilises the existing house footprint. (As below)

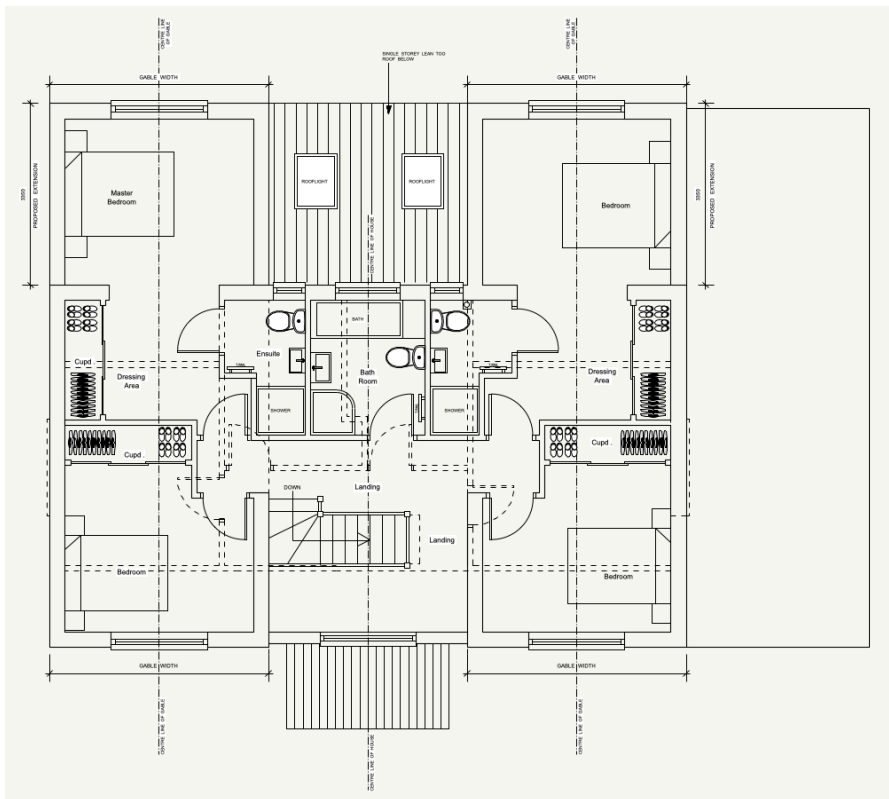


**4. Layout:**

The layout of the extension has been described in the previous "Use" section and mentioned in the background noted.



**Ground Floor Plan (Not To Scale)**



**First Floor Plan (Not To Scale)**

**5. Scale**

This has been discussed in the “Amount Section”

**6. Landscaping**

To the front of the house a new rendered wall is proposed to be formed giving a central location for the access. The driveway will be retained in its current for, with additional parking areas to assist with the turning of cars. General planting will be retained / added to.

In the rear garden a paved patio area will be formed, with access paths and general planting.

**7. Access**

To the new front entrance lobby that replaces the existing flat roof lobby a flush threshold will be formed so to create easier access. To the rear also flush thresholds / access will be considered. The front drive access is as previously discussed in the Landscaping section.

**8. Appearance**

As noted previously the application looks to gain approval for a rear 2 storey side extension, including for a new roof over the existing roof structure and lean too roof to the existing garage footprint. New slate tiles are proposed to the roofing areas.

A new single storey pitched roof front entrance extension is also proposed replacing the existing flat roof entrance structure.

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Proposed Front Elevation (Not To Scale)

