

PLANNING APPLICATION – DESIGN & ACCESS STATEMENT

Ref: JDA-021-0335-DAS-001 A

Proposed Development: Proposed single storey extension adjoining existing single storey terraced dwelling and associated works.

Site Address: 2 Rectory Farm Barns
Main Road
Henley
Suffolk
IP6 0RU

Applicant: Mr & Mrs Cook

Agent: John Denny Associates Ltd
43 Oulton Road
Ipswich
Suffolk
IP3 0QD

Local Planning Authority: Mid Suffolk District Council

Planning Portal Ref: PP-09777340



2 Rectory Farm Barns consists of a single storey terraced dwelling and is situated to the southeast of Henley village. The dwelling and nearby neighbouring properties were previously converted from agricultural units into dwellings in the early 2000's. The site benefits from sufficient access and parking which is to the rear of the site. The sites permitted development rights have been removed but no other constraints are on the site.

The current dwelling dates from the original planning approval and is predominately brick construction under a clay pan tiled roof. All the properties have large gabled porches and it is intended to remove this to allow for the extension which will be attached inline with the existing living room and kitchen areas.



The new structure would be constructed using facing brickwork to match the existing dwelling along with new French doors with matching brick arches over. The roofing would be new clay pantiles to match the existing structure.

The proposed materials have been chosen to both match and complement the existing host dwelling and surrounding buildings.

The existing dwelling although constructed within the recent past with an open plan kitchen dining area feels remote from the garden and the outside area having only small single windows and a half-glazed timber entrance door.

The proposal is to create a larger open plan kitchen dining area along with a new spacious living room allowing greater interaction with the garden area while creating an internal utility/boot room off the new kitchen area.



A PRE-APP submission was submitted to Mid Suffolk District Council and a response was subsequently received back. The Planners comments have been taken on board and amended drawings showing the removal of the chimney to the gable wall and replacing with a simple metal flue pipe along with the addition of curved brick arches of the two rear facing French doors to match those of the existing dwelling are attached with this application.

The application has also been discussed with the two neighbouring properties and they have expressed their approval for the development.

The neighbouring dwelling No. 1 Rectory Farm Barns has previously had an extension approved in 2006. Whilst this extension was of a smaller scale, the precedent of enlargements in the nearby area has thus been established.



It is hoped that by carrying out these works the internal layout will enhance our clients living arrangements while at the same time not having a detrimental effect of the appearance of the dwelling and adjoining properties.