

Design and Access Statement

On Behalf of Mr Robinson

Erection of two-storey side and single storey rear extensions

2 Holly Green, Mickfield, IP14 5LH

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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared on behalf of Mr Robinson to support a planning application for the erection of a two-storey side extension, and single storey rear extension.
- 1.2 This report describes the proposals and the planning history of the site. It outlines planning policy relevant to the proposal and explores the material planning considerations, addressing the reserved matters for consideration.

2.0 The Site and Surroundings

- 2.1 The application site takes the form of a detached two-storey dwelling set within considerably large grounds. The site is surrounded by a varied range of properties all of differing design styles.

3.0 Planning History

- 3.1 There is no planning history on the site pertinent to the determination of this application.

4.0 The Proposal

- 4.1 Planning permission is sought for the erection of a two-storey side and single storey rear extension.

5.0 Planning Policy

National Planning Policy Framework (NPPF)

- 5.1 The overarching aim of the NPPF is to encourage sustainable development within the range of issues that impact upon a particular development proposal. It will be demonstrated further within this statement that the development proposal is able to deliver sustainable development in a number of key areas and is in harmony with the ethos of the NPPF.

Development Plan Document (DPD)

- 5.2 The policies of The Mid Suffolk Core Strategy (adopted 2008) and the Core Strategy Focused Review (adopted 2012), and saved local plan policies pertinent to the development proposal are as follows:
- GP1 – Design and Layout of Development
 - H16 – Protecting existing residential amenity
 - H18 – Extensions to existing dwellings

6.0 Material Planning Considerations

Character and Appearance

- 6.1 Over the past few years there have been significant changes to the permitted development allowances for detached dwellings and their ability to extend accordingly. It is acknowledged that this application seeks to provide (cumulatively) relatively large extensions to the originally dwelling. The dwelling is not within a conservation area, is not listed, is well screened from public views; and set within large grounds. There is no planning reason to suggest that the footprint and volume of extensions proposed would cause any material harm.
- 6.2 The proposed extensions have been designed in accordance with the councils adopted design guidance. The two-storey side extension has been designed to blend in with the original dwelling in respect of heights and shape. The rear extension is not visible from public vantage points and therefore will have no impact. There will be no detrimental impact upon the character and appearance of the immediate surrounding area.

Residential Amenity

- 6.3 There will be absolutely no loss of amenity to the neighbouring residents.

7.0 Conclusion

- 7.1 The proposed extensions are in accordance with identified development plan policies and practice guidance. There will be no material harm caused by the proposed extension to visual and residential amenity.