



Planning Statement

For

Extensions and alterations



Mr & Mrs Swiney
Haglesdon House
Pitchers Green
Bradfield St Clare
Bury St Edmunds
Suffolk IP30 0AW

Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application for extensions and alterations to a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

It is not thought that this dwelling has been the subject of a recent planning application.

SITE ANALYSIS AND EVALUATION

The site is occupied with a dwelling in extensive grounds.

There is a grade II listed dwelling next door called Oakapples.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The proposals include:

- Construction of a new cart lodge / garage.
- Conversion of the existing garage into habitable accommodation and a first floor extension.
- Conversion and extension of existing conservatory into an orangery and new cloakroom / entrance hall.
- Single storey rear extension.
- Internal alterations.
- External remodelling / aesthetic improvements. One vehicular access is to be closed off and the front drive to be improved.



Proposed view of the front



Proposed view of the rear

SIZE OF DEVELOPMENT

All extensions are of a modest appearance.

LAYOUT

See proposals above.

SCALE

The proposals have been designed to be modest in appearance.

DESIGN

The existing appearance is somewhat eclectic and random. This scheme aims to harmonise the building as a whole to create a farmhouse appearance.

ACCESS

Car provision not applicable.

Inclusive access - As this application is for a small extension, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.

Existing photos





