

PLANNING & DESIGN & ACCESS STATEMENT

Extension to 29 Fir Tree Rise Ipswich & Conversion of Garage to Golf Studio

Introduction

This statement has been prepared in support of an application for planning permission for the extension of the residential dwelling and the conversion of the garage into a golf studio and should be read in conjunction with the accompanying proposal drawings supporting this application. The owners Mr & Mrs Warren currently reside at the property and wish to provide additional living accommodation to suit their changing family requirements and to provide the facility of a golf studio for Mr Warrens business of golf instruction.

Application Site & Existing Buildings

Number 29 Fir Tree Rise is a typical semi detached two storey two bedroom property in the residential south western part of Ipswich. Light brown facing brick, concrete tile roof and white upvc windows. It lies at the end of a cul-de-sac and is set back from the road with some mature trees to the front. The detached garage is to the side and set forward in relation to the house, is brick built with a flat roof, it does not have a garage door and is currently used for storage. The property has benefited from a previous single storey rear extension to provide a kitchen/dining space. There is plenty of off road parking, large green verges and a spacious turning head to the road.

The property is not listed and is not within or close to a conservation area.

The Proposal

It is proposed to extend the property single storey to the front to join the garage structure to the house with a two storey side extension behind the garage to infill an little used space between the house and the north western boundary. The property would benefit from an additional bedroom and ensuite to the first floor. The ground floor would provide a utility room and shower room to the side and a larger entrance hall to the front.

The garage space and part of the extension would accommodate a golf studio with a golf simulator impact screen for instruction and practice as part of Mr Warrens home based business.

Context – The application site is located on a residential estate consisting predominantly of two storey semi detached properties of brick and tile construction similar to number 29. The site area is approximately 243square metres.

Amount – The existing dwelling has a ground floor area of 37.5square metres to the house and 13sqm to the garage totalling 50.5sqm, and 27sqm to the first floor. The additional ground floor area of 22sqm would increase the total to 72.5 sqm of which 18.5sqm would be for the golf studio, the first floor area addition of 11.5sqm would provide a total of 38.5 square metres.

Layout – The extension to the side will be mostly two storey, while the garage and extension to the front is of single storey, the studio is to the front of the property and accessed by the front door without going through the house.

Scale – The two storey extension has been provided with a flat roof to minimise the impact on the adjacent property and the golf studio would also have a part flat roof to minimise height while providing sufficient height for the purpose.

Landscaping – No alterations are proposed to any landscaping.

Use – The proposal involves the extension to the existing residential property both single and two storey, with the conversion of the garage to a business use for the purposes of golf tuition. The hours of operation are expected to be quite light: Wednesday and Friday 10:00am-2:00pm, and Thursday 6:30-8:30pm. There would be a maximum of 10 people per week and by appointment only.

Access – The existing vehicular and pedestrian access to the site will be retained as they are offering a reasonable amount of parking for the minimal number of visitors. Access to the studio would be via the main front door to the house.

Appearance – The new extension will be of brickwork, tile and windows to match the existing property and remain domestic and in-keeping in appearance.

Conclusion

The proposal and supporting documents demonstrate that the development can be carried out on the site without compromising the character and appearance of the property and does not in our opinion conflict with the objectives of any Local Plan Policies and will have no adverse impact on visual amenity, highway safety or residential amenity.

Iain McNeil
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