

Planning Statement

Introduction

Proposed Sunroom Extension and Proposed Annexe to The Willows, Harleston

Context

The property is oriented South which looks towards Shelland Road and is located approximately 600m from the village of Harleston.

Use

The proposed sunroom extension extends to West Elevation to increase circulation to the existing kitchen and living spaces.

The proposed annexe extension to the North is to become the main residence for Mr and Mrs Waters and will remain ancillary to The Willows with a shared access and utility area.

Amount

The proposed sunroom extension creates an additional 14m² floor area to the North West of the existing Dwelling.

Whilst the proposed Annexe is a modest 89m² at ground floor and 38m² at first floor and will provide a habitable space sufficient for a two occupants.

Appearance

The proposed annexe and sunroom are to be constructed in the same facing brickwork as the main dwelling, horizontal composite boarding to the dormer with concrete tiles to the main roof and a single ply membrane to the flat roof areas.

Scale

The proposed rear annexe extension retains the same ridge height and have little impact on the main house from the road.

The footprint of the extension only extends to the rear of the property and provide a net increase of approximately 60% of the existing ground floor area.

Landscaping

There are no amendments to be made to the existing landscaping of the site

Access / Parking

There are no amendments to be made to the existing access or parking on the site