

LDA-279 Planning Design and Access Statement

Proposed single storey side extension forming home office. Replacement of flat roof on existing rear extension with mono-pitch roof. Proposed new access with dropped kerb

Tollgate Farm, Debenham Road, Crowfield, IP6 9TD

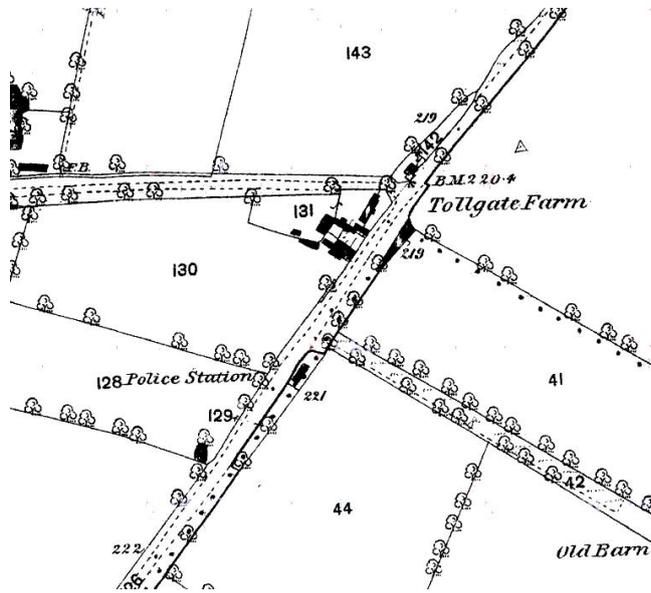
Introduction / Use



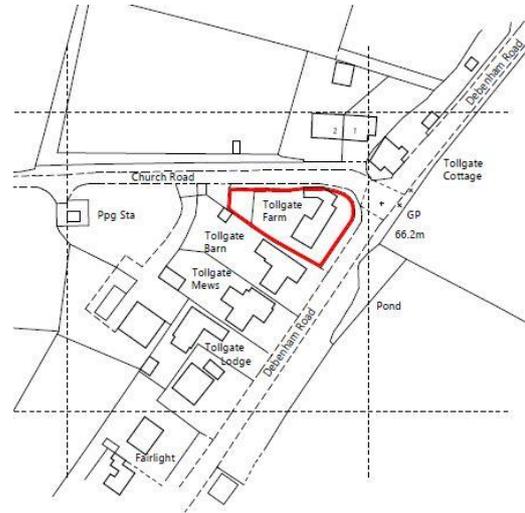
"Tollgate Farm" is a detached cottage, traditional in form with painted render finish, enclosed front porch, a brown pan tile roof and white fenestration. It is not a listed building, although the main footprint of it pre-dates the 1885 OS map, where it is clearly defined as the original farm house amongst other farm buildings to the south, which have since been converted or replaced with dwellings. The chimney breast appears to be original, along with some exposed timbers internally. The property has been extended to the rear with a flat roof extension to the south and a modern pitched roof extension to the north, alongside Church Road. The flat roof garden room extension appears to be late 20th century and the bedroom extension to the north is circa 2012.

The subject of this application is to improve the appearance of the flat roof rear extension by replacing its roof, as well as extending further to create a home office. The application is also to provide on-site parking at the front of the dwelling, via a new access from Debenham Road.

Map Progression



1885 OS Map



2021 OS Map

Appearance

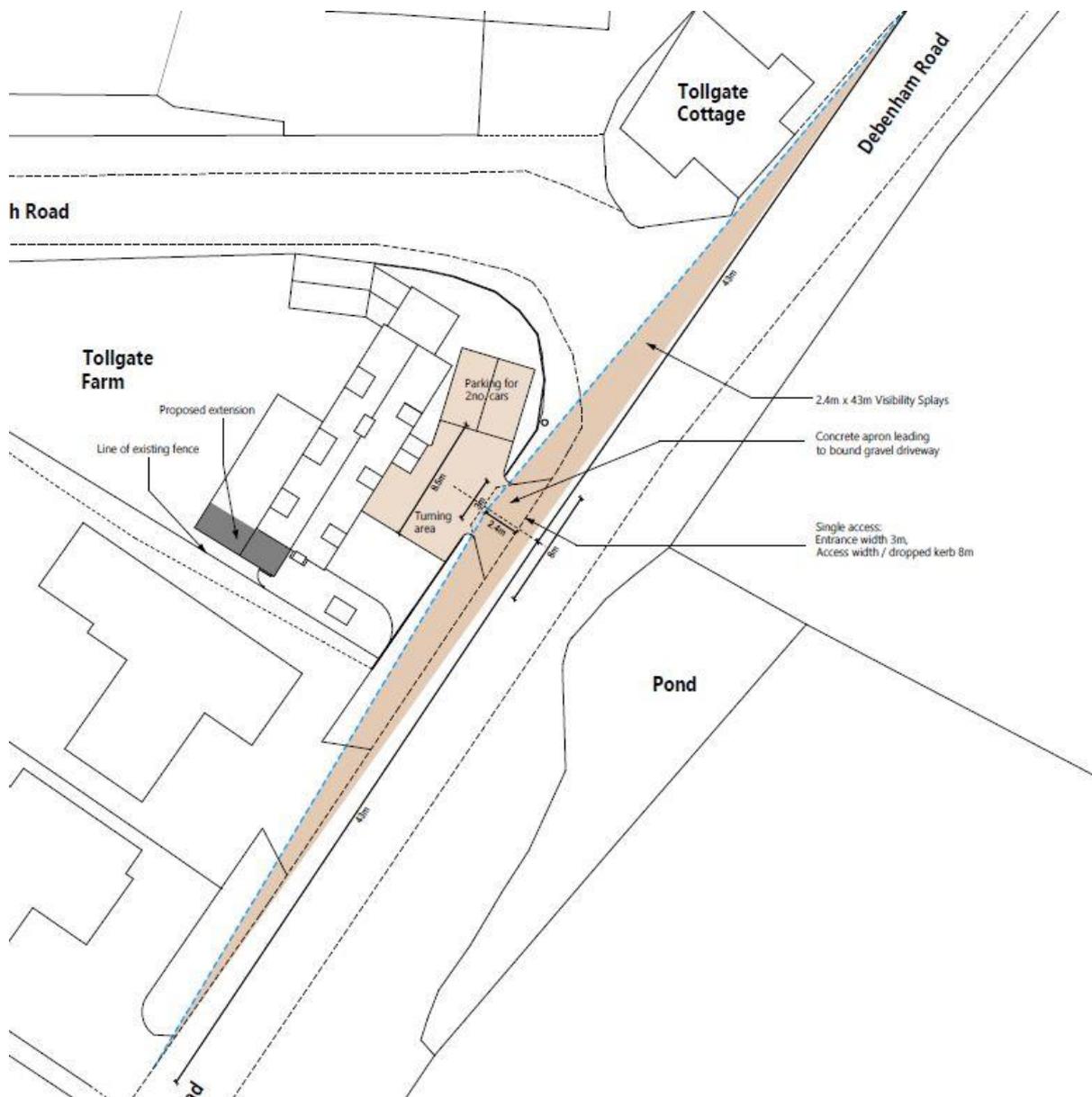
The main frontage of the existing building is cream painted render with brown pan tiles and white windows, bargeboards, fascias and soffits. The proposed extension, measuring 6.14m x 1.98m, will also be render to match. The flat roof on the rear will be replaced with a tiled roof; the tiles will be Marley Mendip or similar pan tiles suitable for a low pitch roof, in a colour which will complement the existing elevation.



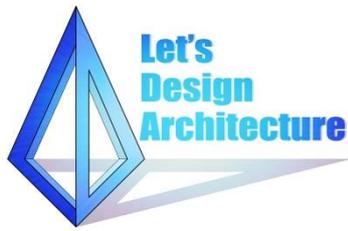
Flat roof extension to be replaced with low pitched roof

Pre-application: Proposed Access

The existing site currently has no parking at the front of the property, which is not ideal. The proposal for a new access off Debenham Road was presented in the form of a pre-application enquiry, reference: DC/21/01717. During the process, SCC Highways were approached and responded with no objection to the proposal. It was agreed that the access should be in accordance with DM01 and have visibility splays of 43m set back 2.4m from the metalled carriageway. This can easily be achieved on this site and therefore the conclusion of the pre-application advice was that the proposal is acceptable in principle.



Proposed access, showing visibility splays, extract from drawing LDA-279-03



Landscaping and Access

The area in front of the house to the east will be re-landscaped to allow for the proposed access. The access itself will have a concrete paved apron, leading to a bound gravel turning and parking area. There is an existing tree to the south of the site which will remain. The oil tank, which is currently located in the position of the proposed extension, will require relocation. This will be positioned in a suitable location in accordance with regulations and screened with soft landscaping, as shown on the plans.

Layout / Amount & Scale

The extension will be situated on the south side of the building, 1m from the neighbouring boundary fence. It will extend from the existing side elevation of Tollgate Farm and line through with existing. Internally, the extension will form a Home Office. This is a much needed additional space, due to the requirement to work from home following the Covid pandemic. Having a private space in the house to carry out business is now a priority for the occupants.

The extension will be modest in size, with a footprint externally of 6.14m x 1.98m, eaves height 2.65m and ridge height 3.65m. It will line through flush with the rear extension and the new roof will greatly improve the appearance of this elevation. The scale is no more than would otherwise be considered permitted development, if it were not facing the highway. Set behind the existing chimney breast, it will be screened from view and will have little visual impact from the front.

Conclusion

The access was agreed in principle at pre-application stage and the drawings accompanying this application formalise the proposal, indicating how the access will work and improve the site.

The extension is a very simple, modest addition to the side of the dwelling, which is set back from the main façade and barely noticeable from the highway. This is in keeping with the existing property and unobtrusive. The roof line of the existing rear garden room extension will be improved, by creating a mono-pitch roof to replace the felt flat roof. A tiled roof will improve the energy efficiency of this part of the dwelling along with reducing future maintenance issues as are generally associated with flat roofs.

The site is not within a conservation area or located near any listed building. The modest proposals improve the living accommodation and overall accessibility, so should therefore be considered favourably.

June 2021