

PLANNING STATEMENT  
TO ACCOMPANY HOUSEHOLDER  
PLANNING APPLICATION.

for  
MR & MRS S. HINES  
MID ELM  
LOWER FARM RD.  
GT, BRICETT  
IP7 7DR

This statement is in support of a Householder planning application to Mid Suffolk District Council on behalf of the applicants Mr & Mrs S. Hines.

Mid Elm is a detached two storey property constructed in the 1960's and is located between two similar properties in Lower Farm Rd. Gt. Bricett. Opposite are dwellings forming part of the service personnel quarters at Wattisham air base.

The construction is of traditional cavity wall with brown facing brick outer leaf with concrete profiled tiles and the later addition of upvc windows. To the rear is a later addition upvc conservatory with polycarbonate roof. To the right of the dwelling is the original detached single garage linked via a covered walkway to the rear. The garage also houses a rear store and boiler room.

The ground floor comprises Kitchen/Dining room, lounge, hall with staircase and conservatory. Upstairs are three bedrooms and bathroom.

The application proposes the following;

Demolition of the rear conservatory and construction of rear single storey extension to form an enlarged kitchen with opening through to the former kitchen which will become the family dining area. The existing garage will be demolished and replaced with a two storey extension, the ground floor of which will become a self contained annex for Mr Hines' mother. Due to ill health she now requires to live with the applicants. The annex will comprise a bedroom, kitchenette and ground floor shower room & WC. This facility will enable Mr. Hines mother to be independant whilst still being able to access family support should she need it.

The first floor will comprise the new master bedroom, dressing area and ensuite.

## External Appearance

As stated the existing dwelling was constructed in the 1960's and the external facade is showing signs of age. It is proposed to render the brickwork with a through colour render to minimise future maintenance. The windows will be replaced with new UPVC or aluminium units coloured grey. The first floor of the extension will be clad with fibre cement cladding in a colour to be confirmed. Roof covering will be profiled concrete tiles to match existing as closely as possible subject to availability.

## Scale.

The existing dwelling has a gross internal area of approximately 106 sqm including conservatory and garage

The proposal will have a gross internal area 163 sqm an increase of 57 sqm

Access and parking arrangements will remain unchanged.

## Recent Planning History.

Cadellin Lower Farm rd. Gt. Bricett ref: DC/20/04103 Erection of single storey rear extension ( following demolition of conservatory ) Status :Granted

New Elms Lower farm rd Gt. Bricett ref:1135/02 Single storey extension to front Status :Granted.

New Elms Lower farm rd Gt. Bricett ref:0766/02 Single storey rear addition Status :Granted

New Elms Lower Farm rd Gt. Bricett ref: 1350/01 First floor side extension, Rear Ground floor extension. Status :Granted