
Proposed Side Extension at Corner Cottage Hoxne Road Denham Eye for and Carlo Weeks

Planning Statement

22 June 2021



:: Block Plan :: 1:500 at A3 ::

Please read this document in association with Drg.Nos.2209.1 - 7

01.01 The Context

The site is outlined in white on this Google Earth extract.



Springfield is within the rural area of Mid Suffolk District Council.

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01.02 Site Analysis :: Physical Context

Corner Cottage is a single storey dwelling presently consisting of a living room, kitchen diner, three bedrooms and ancillary accommodation. It stands in its own large grounds extending to approximately 2010 sq.m.

To the North, West and to the North adjoining the neighbouring property is a tall indigenous hedge/tree boundary which generally screens Corner Cottage from long views. The boundary to the highway to the East is more open with a few trees and shrubs marking the edge of the plot. To the South is a new dwelling in course of construction, screened by a 1.8m close boarded fence.

Further to the South is Reading Hall a Grade 2 Listed Building. It not thought that the proposed extension affects the setting or character of the listed building (as confirmed by officer comments relating to the consent for the new dwelling (DC/20/03722)).

01.03 Planning History

Relevant Planning History is as follows:

[Full Planning Application - Erection of No dwelling.](#)

Corner Cottage Denham Corner Denham Eye Suffolk IP21 5DN

Application. No: DC/20/03722 | Received: Fri 28 Aug 2020 | Validated: Wed 09 Sep 2020 | Status: Granted

[Householder Planning Application - Creation of vehicular access \(revised scheme to DC/20/03381\)](#)

Corner Cottage Denham Corner Denham Eye Suffolk IP21 5DN

Application. No: DC/20/05207 | Received: Wed 18 Nov 2020 | Validated: Thu 19 Nov 2020 | Status: Granted

[Householder Planning Application - Creation of vehicular access; Erection of garage.](#)

Corner Cottage Denham Corner Denham Eye Suffolk IP21 5DN

Application. No: DC/20/03381 | Received: Thu 06 Aug 2020 | Validated: Tue 08 Sep 2020 | Status: Refused

[Renovation and extension to existing dwelling, extension to create granny annexe and carer bedroom.](#)

Corner Cottage Denham Corner Denham

Application. No: 1411/13 | Received: Fri 10 May 2013 | Validated: Mon 13 May 2013 | Status: Granted

[CONSTRUCTION OF REPLACEMENT CONSERVATORY AND ERECTION OF GARAGE/LOG STORE](#)

Corner Cottage Denham Corner Eye

Application. No: 1448/02/ | Received: Wed 20 Nov 2002 | Validated: Wed 20 Nov 2002 | Status: Granted

01.03 Site Analysis

The site consists of a level area of garden ground to North of the present dwelling.

The site is surrounded by agricultural land to the East and North East, whilst across the highway to the East is further residential development.

01.04 Site Analysis :: Planning Issues

Regarding Extensions in the countryside, the Mid Suffolk Local Plan states:

EXTENSIONS TO EXISTING DWELLINGS

POLICY HI8

APPLICATIONS FOR EXTENSIONS TO EXISTING DWELLINGS WILL BE APPROVED, PROVIDED THAT THEY:-

- ARE IN KEEPING WITH THE SIZE, DESIGN AND MATERIALS OF THE EXISTING DWELLING;**
- WILL NOT MATERIALLY OR DETRIMENTALLY AFFECT THE AMENITIES OF NEIGHBOURS OR THE CHARACTER AND APPEARANCE OF THE AREA;**
- WILL NOT RESULT IN OVER-DEVELOPMENT WITHIN THE CURTILAGE.**

THE CUMULATIVE EFFECT OF A NUMBER OF EXTENSIONS TO THE EXISTING DWELLING WILL BE REGARDED AS A MATERIAL CONSIDERATION.

02: Proposed Scheme

02.01: Objective:

The object of the proposal is to provide additional living space for an existing dwelling in line with government directives.

02.02: Design Considerations

Appearance:

The external form and bulk of the proposed extensions matches that of the existing dwelling. It is intended that both the proposed extension and the existing dwelling be clad in low maintenance weatherboard to maintain a contemporary agricultural appearance in this semi rural setting.

Commission for Architecture and the Built Environment:

The design principles used in the creation of this project have been based on the advice contained in the CABI publication "Building in Context" and the Suffolk Design Guide.

Siting:

The proposed extension is sited adjoining the existing dwelling, with the ridge running North South in line with the existing building, with a short rear wing, perpendicular to the main roof.

This integrates the new work into the existing and ensures that the house presents a traditional form to public view.

Scale:

Gable widths, eaves heights and roof pitches all accord with traditional built forms so are appropriate to their location.

Form and Massing:

The form and massing of the extensions is dictated by the need to respect the form of the existing dwelling, with satisfactory gable widths and an additive development form.

Amenity:

There will be no overlooking of adjacent properties

Landscaping:

No new landscaping is envisaged.

Mobility Access:

The proposed extension is not required to comply with Part M of the Building Regulations, but nonetheless will incorporate wheelchair friendly doors where possible.

Overall Design:

It is submitted that the materials, form and massing used will create a scheme of harmonised interest, which will contribute to the character of the area.

Ecology:

The proposed works will not be harmful to the ecology of the site and its surroundings.

Highways:

There are no highway issues arising.

03 Scheme Benefits

03.01 Beneficial Use of the Site

The proposal will provide an enlarged dwelling, building on a presently occupied site in a sensitive and appropriate manner.

03.02 Design, Layout and Appearance

The scheme has been designed to respect the existing surrounding buildings. It will use traditional building form with an agricultural appearance to match its surroundings.

The materials, form and massing used will create a new building of character and visual interest in harmony with its surroundings, which will enhance the locality.

**JOHN PUTMAN
THE MILLERS HOUSE
THE STAITHE
BUNGAY NR35 1EU
Tel: 01986 892454
johnputman1@btconnect.com**

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