

SMG ARCHITECTS

PLANNING STATEMENT

FOR

EXTENSION AND ALTERATIONS

Barnfield, Creeting St Peter, Suffolk, IP6 8QT

ON BEHALF OF
MR B. Risby

Planning Statement

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PLANNING STATEMENT

1.0 INTRODUCTION:

1.1 SMG Architects (the agents) have been appointed by Mr B. Risby (the applicant) to produce a design proposal comprising of extensions and alterations to Barnfield (the property) together with a two-car carport. Barnfield is a late 20th century dwelling house building and is the applicant's residential address.

2.0 LOCATION:

2.1 The dwelling is set back from the highway, located on the northwestern edge of the village. It is accessed from a private road of which is shared with its two nearest neighbours, Gransden House and The Green; both of these properties lie across the access road to the east.

2.2 Given the setting of the dwelling, views of it from the highway are minimal.

2.3 Address:-
Barnfield
The Green
Creting St Peter
Ipswich
IP6 8QT



Photo 01: Google Earth image: Location of property within immediate built context.

3.0 IMMEDIATE CONTEXT:

- 3.1 The site sits on the edge of the village where to the north and west farming land is the only use observed in the fields.
- 3.2 Immediately to the south of the property, a large playing field separates Barnfield from the other houses by a considerable distance.
- 3.3 To the east and northeast, houses of similar scope exist with a comfortable distance from Barnfield. The proposed works will not create any type of visual impact or encroachment to these existing dwellings considered to be in closer proximity.



Photo 02: Satellite image showing immediate context.

- 3.4 The house is not listed.
- 3.5 The property is not located within an area defined as conservation area.
- 3.6 The site does not fall within any Special Landscape Area.
- 3.7 The site is located within Flood Zone 01, at the lowest probability of flood risk.

4.0 USE:

- 4.1 The existing building is under C3-Dwelling house use.
- 4.2 The proposed extension and the new carport will not affect any the current use class permitted for the building.

5.0 LAYOUT:

- 5.1 The proposed internal alterations to the dwelling will affect mainly functional aspects of the house to address current living requirements of the applicants. Since the house is not listed, this aspect of the project can be considered more loosely in the relation to the proposal as a whole.
- 5.2 The side extensions are proposed to extend from the existing end gables, towards the east and west of the current dwelling. The extension towards the east is proposed to be one-storey high, linking the main house to the existing facing brick garage.
- 5.3 Towards the west, a two-storey extension is proposed to extend from the existing gable maintaining eaves lines and ridge lines.
- 5.4 On the front elevation, a renovated covered porch entrance is proposed to provide a more contemporary appearance to the dwelling. In terms of layout, little change is proposed if compared to the existing layout.
- 5.5 A new car carpot is proposed to the front of the dwelling providing extra parking space

6.0 AMOUNT:

- 1- In total, the new proposed areas are defined as follows:
 - a) One-storey extension: footprint of 26m² and eaves height at approx. 2.3m.
 - b) Two-storey extension: footprint of 38m² and eaves height in line with existing building.
 - c) The new covered hall area (entrance): represents and area increase of approx. 5m².
 - d) The new proposed carport: Represents an area of 26m² and eaves height of approx. 2.4m.

7.0 SCALE:

- 7.1 The lower extension, towards the east of the existing house, linking it to the existing garage is proposed to have an overall length of about 07 metres with an overall width of 06 metres, in line with the with of the existing dwelling. The roof heigh of this particular extension is proposed to the controlled by having part of it flat, to avoid clashing with existing windows at first floor level and to create a subservient connecting element.
- 7.2 The two-storey extension follows the scale of the existing house in terms of height. From the line of the existing western gable, the new extension is proposed to be approx. 6.8 metres in length and about 06 metres wide in line with the exiting dwelling.
- 7.3 The new carport will have typical dimensions of building of this nature, being 4300 metres wide and 6 metres in length.
- 7.4 In light of these dimensions, the largest element on the site remains the original dwelling.

8.0 APPEARANCE:

- 8.1 The proposed design takes into account traditional material and materials seen on the existing building.
- 8.2 With the intension to create a more contemporary appearance to the building, modern flint panels are proposed in some parts, being the new material introduced to the building. Although the style of the flint panels provide a contemporary feel, the core strategy in using this material is to create a link between new and traditional.
- 8.3 As per the above comment, the introduction of exposed timber structure is intended to provide the same appeal. Although it will provide the building with a more contemporary appearance, especially to the front elevation, the timber material will resemble traditional methods of construction and will visually dialogue with the timber framed and cladded carport.
- 8.4 The windows, doors and dormer are all proposed to be maintained in line with those already seen in the property. Therefore, part of the building's identity is maintained untouched.
- 8.5 Roof materials are all proposed to match existing, creating an almost seamless link once new materials have weather accordingly.

9.0 ACCESS:

- 9.1 No changes are proposed to the existing site access with appears to be adequate as it is currently.
- 9.2 With significant manoeuvring space within the front driveway, the addition of a new two carport will not detrimentally affect the amenities the property currently enjoys. As a consequence, it is unlikely that highways safety will be affected by the proposal.

10.0 RELEVANT LOCAL PLANNING POLICIES:

- 10.1 In particular, the current proposal looks into and addresses the following local planning policies in line with NPPF:-
- 10.2 SS1 – Spatial Strategy for North Norfolk –
- 10.3 SS3 – Housing
- 10.4 SS4 – Environment
- 10.5 SS12 – Sheringham
- 10.6 HO7 – Making the Most Efficient Use of Land (Housing Density)
- 10.7 EN1 – Norfolk Coast Area of Outstanding Natural Beauty and The Broads
- 10.8 EN9 – Biodiversity & Geology