

Battles' Barn,  
Little London road,  
Combs,  
Stowmarket,  
Suffolk,  
IP14 2ES

## **Planning Statement**

### **Proposal:**

**Addition of single storey plant / utility extension and traditional style timber enclosure for existing structure.**

This statement accompanies the planning application and associated documentation for the proposed single storey plant / utility extension and traditional style timber enclosure at the above address.

The site is located as part of a small settlement of dwellings on Little London road within the parish of Combs. The site has mature hedging and trees along the North edge facing the highway.



West elevation.

The site has previously been granted full planning approval (DC/20/04524) for residential use. In order to facilitate the property with services, a plant room is required to house the various renewable energy equipment, such as ground source heat pump, solar battery storage, water storage & ground floor toilet. Due to a restriction of permitted development rights, the advise was to seek planning permission for this development.



North elevation

The proposal is for a contemporary style single storey extension to the North of the property. This location is most suitable due to convenient access and positioning of services for the property. Furthermore it has a minimal impact on the setting of the adjacent listed building.

The materials and finish proposed are in-keeping with the utilitarian style of the barn and in addition mirror the materials used on the property opposite.

The area of grassland to be developed contains no priority habitats; *Ecological appraisal DC/20/04524*:

***“Habitats***

***6.4. The proposed works will potentially require the clearance of a small area of improved grassland. No priority habitats will be affected by the proposed development.”***

### **Timber framed storage enclosure.**

The existing structure at the front of the property is unsightly and unsuitable for practical use in its current form. Adjacent properties also have such structures to the front of their sites. The intention is to provide an external cladding to a proportion of the existing, adding a low-pitched roof to give the appearance of a structure typical to the area. In addition the South-West corner would be enclosed to provide secure storage as detailed in DC/20/04524 – condition 7.

The external finishes are to mirror the barn; weatherboarding, handmade pan tiles and traditional oak barn-style doors.



Existing storage