Planning and Supporting Statement

**Proposed front porch extension to provide to
14 Hoylake Close, Fornham St Martin, Bury St Edmunds**

SITE ANALYSIS

14 Hoylake Close is a detached two-story house and sits within its own plot at the end of the road on Hoylake Close, Fornham St Martin. The area is characterised by houses of similar size and characteristics to number 14, with a variety of single and 2 storey detached dwellings.

The site and surrounding area are reasonably flat, with the site sloping very slightly down towards the front/west access and is located within Flood Zone 1 as identified by the Environment Agency. The site area is approximately 461m^2.

DESIGN

The proposal is to add a front porch extension to the property, which will include additional space to the existing entrance lobby and a small new downstairs wc. The proposed extension will reuse the existing front door and be constructed using brickwork, brick detailing and roof tiles to match the existing property. The eaves, fascia and roof pitch of the proposed extension will line through and continue the existing colour, material and style from the existing ground floor front roof, creating a gable to the front of the extension. The proposed extension adds approximately 4.3m^2 to the gross internal floor area of the property. There will be small windows in both north and sound sides of the proposed, south looking out of the new lobby space and down the street, and a high-level slot window in the new wc facing north towards the properties front garden.

SCALE AND APPEARANCE

The new proposed front porch is of simple form and is subservient in scale and style to the host dwelling. It provides an appropriate elevation to the street frontage and does not create any issues with overshadowing or overlooking.

MATERIALS

The proposal will be constructed using materials to match the existing dwelling such as brickwork, brickwork detailing and roof finish.

ACCESSIBILITY

Access remains unchanged and parking arrangements are unaffected by the proposal.