



## Planning Statement

Replacement of existing single storey extension with two storey extension.



Walnut House  
The Street  
Great Bricett  
Suffolk IP7 7DH

Prepared by Tim Moll Architecture Ltd

## **INTRODUCTION**

This planning statement accompanies an application for the construction of a two storey rear extension and remodelling of the existing house.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for alterations to an existing dwelling, some aspects such as the social and economic context are of limited applicability.

## **JUSTIFICATION**

The following is a statement from the applicant:

My move back to Great Bricett is quite an unexpected turn of events in my life. Having initially grown up at Maskells Hall, Offton, my parents bought the School House in Great Bricett in 1993 leading to a two year restoration of the property by themselves...something they had a dreamt to do for many years. This was, and still is their dream home...an ancient property that they have lovingly restored themselves, bringing a new life to the property and making it part of their soul. Fast forward to 2016, having served at Wattisham airbase since the 1970's as part of the RAF and then as the controlling officer for the Apache Helicopter operations for the Army Air Corp, my father was diagnosed with a very rare brain disease. Thankfully not life shortening but very much life altering, life took a new direction for my parents.

As a teacher at the local primary school (since I was a pupil there in the 1990's) my mother still is a great influence in the education of many of the local residents and their families, many of whom have been tutored under my mother. Both my parents have been an important part of this rural community for many decades and generations, as well as assuring the safety of our fellow countrymen and those who need the protection of the United Kingdom.

My parents have supported me my whole life and made sure that I have everything that I need to succeed as a person and also in my career as a professional classical musician. With my father's diagnosis, my parents have struggled to adapt to the new realities they are facing, so I made the decision, along with my partner to relocate back to the UK from the Netherlands to be of assistance to them, mentally, physically and as much as possible medically.

Earlier this year, I became aware that The Walnuts (now Walnut House) was needing to be sold. Unfortunately, our very close family friends who were the previous owners of this property were both diagnosed with dementia. They have been a part of my life from as far back as I can remember, always being present at family gatherings and celebrations. Not only this, but as members of 'the Lions' they helped to fund my membership of the National Youth orchestra of Great

Britain. They had a great zest for life and enjoyed it to the full. As mentioned only last week in the eulogy at the previous owners funeral, they would have absolutely loved the idea that I am now the new custodian of this property that they spent 45 happy years in.

This house, my new home, is a complete miracle for me. Being located literally 5 seconds from my parents house, I am able to assist my parents whenever they are in need. Although not life shortening, SCA6 can cause sudden choking and immediate action is necessary to prevent my father from choking to death. Being only a few seconds away could possibly be the difference between life and death for my father so there are no words to explain the gratitude I have for being able to purchase and live in this property. Not only this, but the ground which upon the building sits allows me to follow my other passion: self sufficiency in food production and energy supply. I plan to be as self sufficient in electric, heating and food production as possible.

Walnut House holds many memories for me and great stories from the past. It has had many famous visitors including a young John F. Kennedy who would come and buy sweets in the shop when staying at Gt. Bricett Hall and also Charlie Chaplin who's father was a resident of the village. As a teenager, I also babysat the previous owners grandchildren, one of whom was the 'milky bar kid' and who's father, the previous owners son-in-law was the lead character in 'Bread'.

This building means a lot to me, as I'm sure you can already tell and as the new custodian of this old property, I would like to protect it but also bring it into the 21st century as, although well loved for many years by the previous owners, it has fallen into quite a state and is not fit for modern day living.

I would like, as you can see from the plans, to reinstate its very recognisable shop windows at the front of the property, quite a unique feature and one that will bring the original beauty back to the front aspect of the building.

Inside however the layout is not fit for modern living, especially the first floor. Currently layed out as three bedrooms, each is accessed by walking through the previous, in reality making this a one bedroom property. A much altered and poorly build rear ground floor extension would need to be removed to make room for a new, contemporary space to allow this house to live again. With its unique position, a truly modern, contemporary extension would be a wonderful contrast to the existing house and compliment the beauty of the architecture already present without altering the feel of the surrounding village.

This new extension will allow me to live in this house to the full. Using the house as it was always intended, as a house for people. It will allow me to host my friends and colleagues and give me the space to create music, and hopefully share this with the other residents of the village as I have done in the past.

On multiple occasions I have held fundraising concerts in the church, bringing some of the world's leading musicians to this small rural community along with distinguished guests including the former Prime Minister and deputy Prime Minister. Many local residents have given lodgings to these musicians over the years to help make this possible. This house with this extension will give me a base to continue bringing the arts to the local residents, which in turn benefits all those who are unable to access live music in the great performance spaces of our country.

To me a building lives as an evolving entity...remembering its past but evolving with the hope of a new future. I would like to help this wonderful building find its way through a rapidly changing world so it remains a focal point in this small rural village.

### **PLANNING HISTORY**

It is not thought that this dwelling has been the subject of a recent planning application.

### **SITE ANALYSIS AND EVALUATION**

The site is occupied with a dwelling.

There is a listed building opposite called St Peter's Court and St Mary and St Lawrence's church lies to the north west. The great care has been taken to not adversely affect the listed buildings. The plot is large, and the proposals would not present over development.

### **PLANNING**

The proposal requires planning permission, as it falls outside permitted development parameters.

### **PROPOSALS**

Initial thoughts were to extend over the existing rear extension but it is not structurally suitable. Therefore the proposal is to demolish the rear extension, garage and the conservatory and to build on a larger footprint over two stories. Alterations are proposed to the main existing dwelling including reintroducing the old shop windows, moving the staircase and other changes.

The external appearance of the extension is modern, with untreated Larch diagonal cladding, aluminium windows and doors and a flat roof.

### **SIZE OF DEVELOPMENT**

The footprint being proposed is 39m<sup>2</sup>.

### **LAYOUT**

See proposals above.

### **SCALE**

The proposals have been designed to be modest in appearance.

### **LANDSCAPING**

N/a

### **ACCESS**

Car provision not applicable; there is plenty of parking space in front of the house.

Inclusive access - As this application is for a small annex, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.



An old photo showing the house when it was the village shop. The two large windows are being proposed to be reintroduced.