

DESIGN, ACCESS & PLANNING STATEMENT – EXTENSION & ALTERATIONS TO DWELLINGHOUSE.

AMBERMERE
Alton Hall Lane
Stutton
Suffolk
IP9 2SN



Figure 1 – Ariel Image – Google Maps

Contents

1.0 Introduction

2.0 Site Use & Context

3.0 Design Proposals

4.0 Transport & Highways

5.0 Flood Risk

6.0 Relevant Planning Policy

7.0 Summary

8.0 Photos

1.0 INTRODUCTION

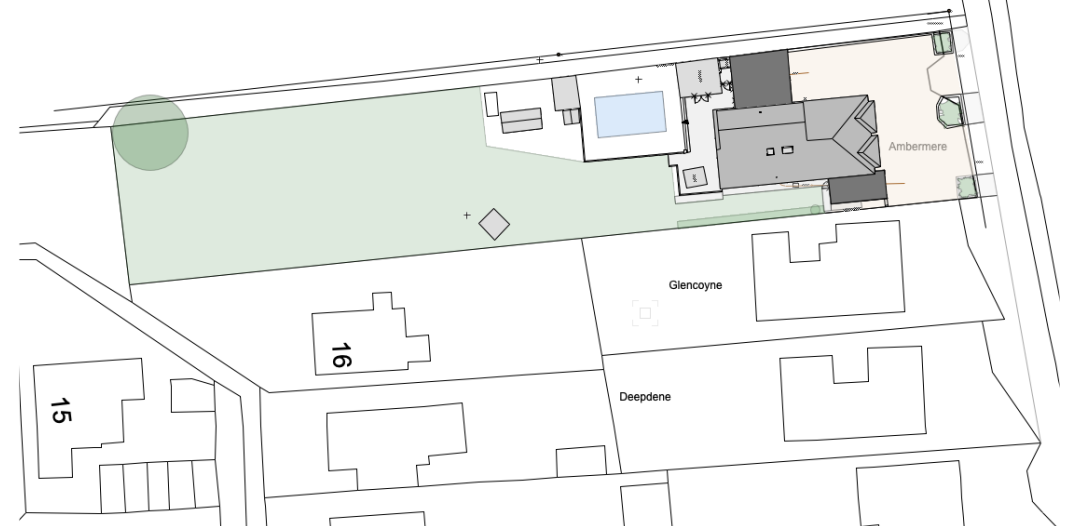
This Design, Access & Planning Statement is submitted in support of a householder application for;

- Two storey side extension to dwellinghouse
- Alteration and refurbishment of dwelling to improve thermal performance and energy efficiency including installation of insulated render system, replacement windows & doors, renewable energy systems.
- Relocation of existing summer house building within garden curtilage

2.0 SITE USE & CONTEXT

The development site is a private two storey dwellinghouse of 'Ambermere'. The site is located in the village of Stutton and enjoys a generous garden curtilage with dense residential development to south and open arable farmland to full extent of north boundary. The village of Stutton is situated 8 miles from the core town of Ipswich. The location is noted as a hinterland village within the Babergh & Mid Suffolk Local Plan in terms of planning development hierarchy.

The building dates from the 1930's being extended in the 1980s to create the two storey dwelling arrangement and the garage structure to the south.



The dwelling is a render finish with plain peg tiles to pitched roofs and comprised of masonry wall construction to ground floor and timber frame to first floor.

Vehicle access is via Alton Hall Lane to the East , a minor road, and the site has good parking and turning provision.

The property is served by public adopted sewer and water supply located in the highway. A public footpath (highway) runs just beyond the north boundary.

A recent building surveyors report for the property (James Aldridge Chartered Surveyors) dated Oct 21 highlighted a number of areas where the building is performing poorly in terms of thermal performance and therefore affecting the overall energy performance of the property. Therefore a number of areas have been identified as having opportunity for applicant to improve building performance and sustainability being:-

- Poor insulation to existing roof void areas
- Areas of solid wall construction with no insulation (utility block) and no insulation to existing cavities.
- Double glazed windows (much improved window units now available including triple glazed options)
- Oil heating system – where renovated property could benefit from renewable heat systems e.g. Air source heat pump
- Site aspect offers good opportunity for effective use of photovoltaic panels being south orientation with no overshadowing



The extension is proposed to the north side of the property and extends the existing visually dominant first floor element by mimicking the pitched roof forms along the east west axis. There are no neighbouring properties facing this aspect and therefore there are no overshadowing or privacy implications.

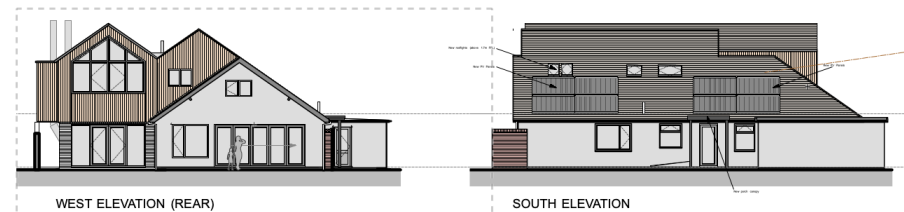
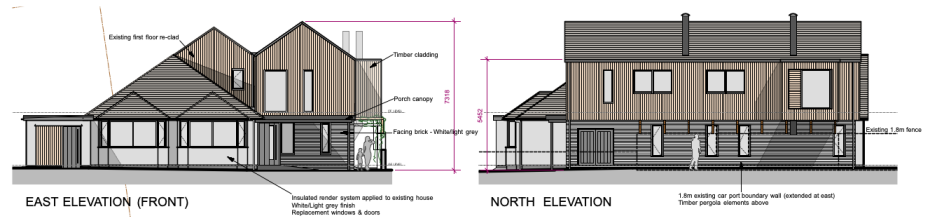
The property already benefits from a first floor balcony area to the full depth to the north boundary which is accessed from first floor accommodation via double doors. The overall roof height of the property is therefore minimally altered.

The extension is proposed in muted timber cladding and pale brick to ground floor which will reflect the colour pallet of the newly rendered and insulated dwelling in order to provide a coordinated range of materials. The existing first floor element will be re-clad to match the proposed area adjacent.

The extension is however intended as a contemporary and identifiable addition to the property having larger glazed openings and fenestration and minimal detailing to eaves lines.

The extension provides a relocated entrance area which in turn allows the principal staircase to be located within a circulation zone and therefore removed from terminating within a habitable room as is the current situation. This permits an improved fire escape route having a dedicated route to the ground floor and door egress without passing through other habitable spaces.

The north boundary wall at ground level is to be reduced to 1.8m high adjacent the public footpath (where existing carport located) to maintain privacy to windows to north elevation with a short section of extended height of wall to east. This is proposed with timber pergola elements above wall plate connected back to dwelling to provide opportunity for planted screening to this area to further enhance privacy from adjacent foot traffic.



The dwelling is to undergo refurbishment and a number of changes to the elevations in order to upgrade the thermal efficiency of the property including the installation of external insulation and render/cladding finishes to external walls, replacement windows & doors with amended fenestration, reconfiguration of front bay windows and installation of rooflights and installation of Air Source Heat Pump. These proposals are intended as a long term investment in the property performance and sustainability of the building fabric as it continues to provide family accommodation in the C21. This approach has been considered alongside the alternative of a full replacement dwelling with the proposed currently being considered the more sustainable approach where existing fabric can be reused and repurposed.

4.0 ACCESS, TRANSPORT & HIGHWAYS

The access to the highway remains unchanged being an existing private shared access route with 2 points of vehicle access to the highway.

5.0 FLOOD RISK

Flood Risk – The site is within Flood Zone 1 where all types of development are acceptable. There is no risk of flooding of the site and the proposal will not increase risk of flooding to surrounding sites.

6.0 RELEVANT PLANNING POLICY

The Following local development plan policies are considered relevant to the application and proposal:

Local Development Plan Policies;
H18 - Extensions to existing dwellings

7.0 SUMMARY

The proposals are considered modest in the context of the overall site setting and generous site curtilage as well as the existing dwelling already being established as a two-storey property. The dwelling is situated some distance from the vehicle highway and does not propose any additions forward of the principal elevation to the east nor does it impact on the existing building line of the streetscene.

All additions are proposed to the north of the property (where first floor elements are already established) having no impact on neighbouring dwellings or their garden curtilage and the proposal also removes an existing two storey structure as replacement footprint.

In this regard we would request that the LPA also consider the available Permitted Development opportunities that the property is awarded in the context of available additional mass e.g. two storey rear extension & two storey first floor extension over existing footprint in terms of 'planning fallback' context.

The amendments are generally proposed in order to provide a thermally efficient dwelling appropriate for family use with a commitment to reducing heat loss, upgrading existing fabric and reducing carbon footprint of the site.

8.0 PHOTOGRAPHS

