

## PLANNING STATEMENT – EXTENSION & ALTERATIONS TO DWELLINGHOUSE

---

THE GROVE  
Cemetery Road  
Bedfield  
Suffolk  
IP13 7EB



## Contents

---

1.0 Introduction

2.0 Site Use & Amount

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 Planning Statement is submitted in support of Householder application for-

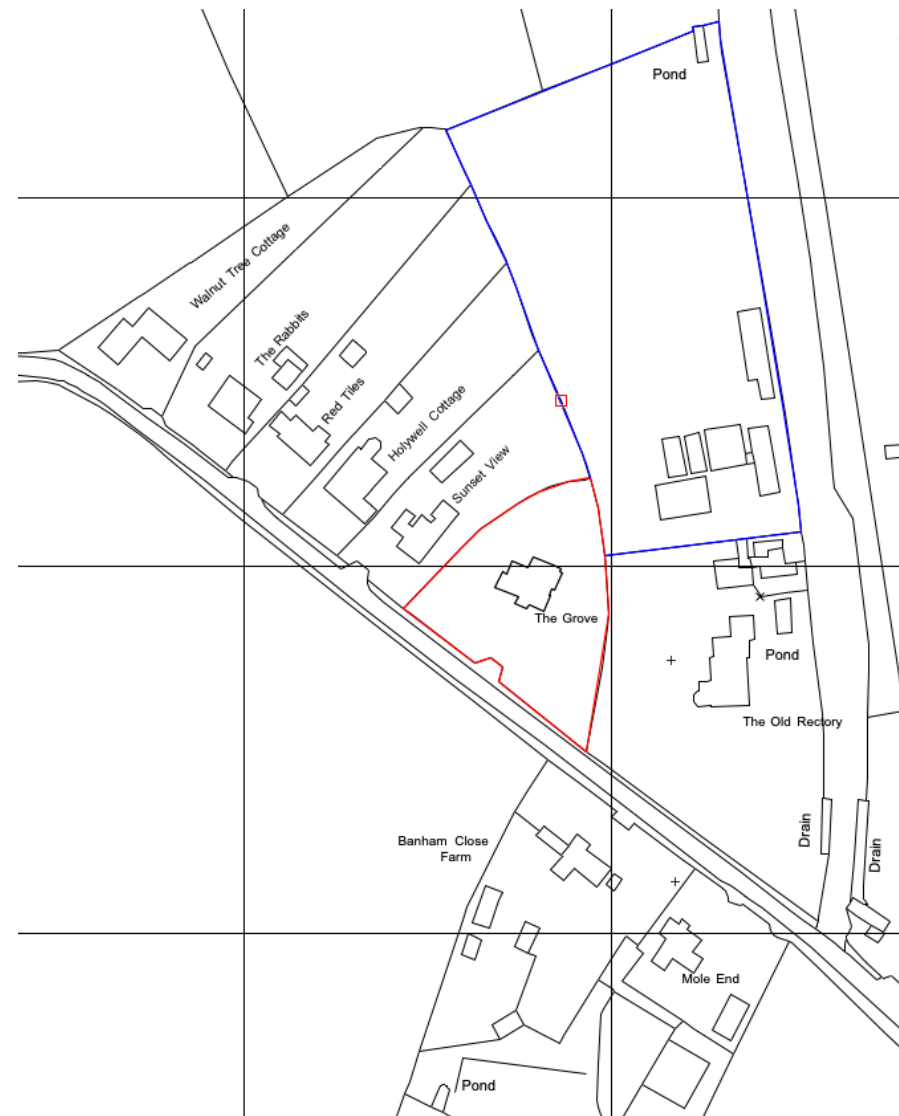
- Demolition of side garage extension & side conservatory structure
- Erection of two storey rear extension with associated decking
- Erection of detached 2 bay garage structure
- Demolition of woodshed & installation of detached garden building to provide home office
- Installation of Air Source Heat Pump
- New rooflight to existing roof – north aspect

## 2.0 SITE USE & CONTEXT

The site is a private two storey dwellinghouse of The Grove. The building is not listed nor situated in a designated conservation area. The dwelling has the benefit of extensive garden curtilage to the north as well as mature tree boundaries offering privacy from the adjacent residential plots and as viewed from the frontage onto Cemetery Road.

## 3.0 DESIGN PROPOSALS

The proposals comprise the demolition of a rear single storey side extension which currently provides garaging integral to the house envelope. This North West corner of the dwelling is then proposed to have a two-storey rear extension added to provide improved family accommodation to the ground floor and provide additional bedroom accommodation to first floor. The proposed extension is approximately 11 meters from the site boundary at its



closest point and therefore proposed first floor windows to the North East elevation have little impact in terms of privacy and overlooking of the neighbouring dwelling (Sunset View) to this aspect. The north boundary also has mature tree screening and planting which will be retained.

The extension will be constructed in materials and details to match the existing dwelling being facing brickwork and slate roofing with a small area of flat roof bridging between the gable forms.

The proposals also comprise the installation of a detached 2 bay single storage garage to the front of the site and a single storey garden room alongside the north boundary to the rear of the dwelling.

#### 4.0 ACCESS, TRANSPORT & HIGHWAYS

The access to the highway remains unchanged being an existing private access route from Cemetery Road.

#### 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;
- HS33 extensions to existing dwellings
- CN01 – Design Standards



## 7.0 SUMMARY

The proposals to extend the dwelling are principally concentrated to the rear of the property therefore there will be negligible impact on the view of the building from any public view point.

The proposed outbuildings are both single storey and of modest scale having little impact on neighbouring amenity.





## 8.0 PHOTOGRAPHS



East elevation (conservatory to be demolished)



North Elevation





South Elevation (Front)



West Elevation





Existing Woodshed /Proposed site of Garden building



West Elevation detail





Google Maps – Ariel View