

# PLANNING/DESIGN & ACCESS STATEMENT

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FULL APPLICATION - SEVERANCE OF SIDE GARDEN AND ERECTION  
OF BUNGALOW WITH ASSOCIATED PARKING AND EXTERNAL WORKS  
(INCLUDES DEMOLITION OF GARAGE TO EDALÉ)(AMENDED SCHEME  
RE-SUBMISSION OF DC/21/06226)

at

EDALÉ, LONG GREEN, BEDFIELD, WOODBRIDGE, SUFFOLK, IP13 7JE

for

MR. RICHARD JOY



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## **1 INTRODUCTION and RELEVANT PLANNING HISTORY**

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- 1.1 This statement is prepared on behalf of Mr Richard Joy in support of a proposal for severance of side garden and erection of bungalow with associated parking and external works (includes demolition of garage to Edale)(amended scheme re-submission of DC/21/06226) at Edale, Long Green, Bedfield, Woodbridge, Suffolk, IP13 7JE.
- 1.2 The Design & Access statement sets out the design principles and concepts which have informed the proposed development and explains how issues relating to access have been dealt with.
- 1.3 This application is a resubmission of the refused application ref: DC/21/06226 although significant amendments have been made to address the concerns raised in the previous application.

## 2 SITE LOCATION and DESCRIPTION

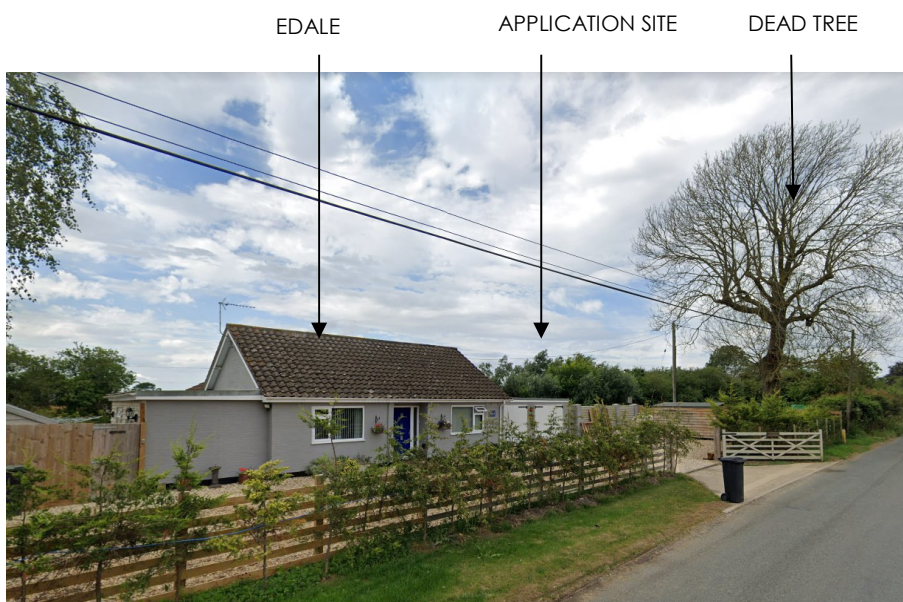
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- 2.1 The site is located to the west of Southolt Road, Bedfield shown with a yellow triangle below.



- 2.2 The site is bounded to the south by residential dwellings including two recently approved dwellings to the south indicated by blue triangles in the image above (Approval ref: DC/20/01568).

- 2.3 The existing bungalow benefits from a large driveway and access onto Southolt Road (see image below).



2.4 The application site benefits from a generous hedgerow screening the site from the north as you travel south along Southolt Road (see image below).



### 3 DESIGN & ACCESS STATEMENT

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- 3.1 The application seeks the approval of the severance of side garden (including demolition of garage to Edale) and erection of a small bungalow with associated parking and external works.

#### Use/Amount

- 3.2 The proposal offers a new two bed dwelling. The site is considered appropriate for this level of development.

#### Layout

- 3.3 The layout of the proposed development and new dwelling has been informed by its relationship to the surrounding pattern of development and the need to provide a development that fits in this rural location and relates well to its neighbours. The proposed bungalow is not significantly bigger than the garage attached to Edale which is to be demolished.

- 3.4 The footprint of the new dwelling has been reduced significantly from the refused application ref: DC/21/06226 (as demonstrated on the submitted site layout 5685/4B). The front of the dwelling has also been set back to reduce any perceived intensification of the built frontage.

#### Appearance

- 3.5 The design of the new dwelling is intended as a characterful response appropriate to the setting adjacent to the countryside. Good quality external materials will be used, including red multi bricks, black timber boarding, and clay pantiles.

- 3.6 The appearance of the building is significantly different from the refused application ref: DC/21/06226 assuring that there is no longer an accumulation of uniform design and form along the road.

#### Scale

- 3.7 Gables have been kept to approx. 6m and the pitch is quite shallow to allow the new dwelling to sit lower than the existing bungalow with a max. ridge height of approx. 4.7m

These levels relate well to surrounding buildings and countryside. The bungalow will be barely visible behind the existing hedgerow when approaching from the north. When approaching from the south the new dwelling relates well to the existing dwelling 'Edale'.

### Landscaping

3.8 Where possible, existing hedging & trees will be retained. The tree to the north east corner of the site has been assessed by an arboricultural consultant to be dead. It needs to be removed regardless of the outcome of the application. Therefore the previous concerns that a development would cause pressure to trim or fell this tree are no longer relevant. The applicant is happy to agree proposals for replacement soft landscaping and new hedgerows are proposed to the front gardens.

### Access

3.9 The proposal is to upgrade the existing vehicular access to a shared access according with SCC drawing DM01. Highways did not object to this arrangement within the previous refused application (21/06226).

3.10 Refuse and cycle storage facilities will be accommodated within rear gardens and there is sufficient space in the rear gardens of both plots. Bin collection points will be adjacent to the roadside.

#### **4 SUMMARY and CONCLUSION**

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- 4.1 The proposal is for a development of one single storey dwelling of a scale and design which would fit in well within this site in Bedfield.
- 4.2 The development makes significant amendments to the refused application DC/21/06226 to overcome the concerns raised. It makes efficient use of a small area of land without any material impact on the setting.