



DC/22/01512 Erection of front porch, single storey side extension and extension to form first floor. Temporary siting of a mobile home for 2 years whilst building works are undertaken.

1 message

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Fri, 13 May 2022 at 5:21 pm

PLANNING STATEMENT

HONEYSUCKLE COTTAGE, CLOCKHOUSE LANE, STONHAM PARVA, SUFFOLK, IP14 5JW.

INTRODUCTION

Full planning permission is sought for a single storey side extension, entrance porch, extension to form first floor and the siting of a mobile home whilst building works are undertaken.

EXISTING BUILDINGS

The residential building consists of a simple bungalow, traditionally constructed with rendered walls under a concrete tiled roof. In addition there is a further building constructed of concrete blocks under a profiled sheet roof which has consent for the repair and storage of motor vehicles.

PLANNING HISTORY

1. 0043/76/OL Erection of a workshop for motor repairs-refused 28/04/1976
2. 0701/78 Erection of a building and use of land for the repair and storage of motor vehicles including layout of vehicle parking areas and gravel access drive-granted 22/12/1978.
3. There is a modest later rear addition to the dwelling which presumably was carried out under permitted development rights.

DESIGN PROPOSAL

The submitted design consists of a single storey side extension of 8400mm x the width of the existing bungalow onto the west elevation, a single storey front entrance porch over the existing entrance measuring 3100mmx1500mm, and the construction of a new first floor over the existing footprint to create further living accommodation.

The proposal would result in the following overall heights

Entrance porch 4400mm

Single storey extension 5800mm

New 2 storey element 8000mm

The new two storey element would have a reduced eaves height to reflect the proportions of a 'Suffolk Cottage'

MATERIALS

WALLS

Porch: Selected red facing brick

Two storey element: smooth cream external render

Single storey element: dark grey horizontal cement resin boards

ROOF

Terracotta concrete pantiles

WINDOWS AND DOORS

White upvc/aluminium

NEED FOR THE MOBILE HOME

The proposal will necessitate the complete removal of the existing roof structure rendering the property uninhabitable for the duration of the build. The mobile home will be occupied by the applicant and his family whilst building works are undertaken. The mobile home will be sited to the rear of the existing workshop and not visible from public space. Permission is sought only for a period of 2 years which accords with Local Plan Policy H11.

RELEVANT PLANNING POLICIES

It is considered that the following Local Plan Policies are relevant to the application

H11 Residential caravans and other mobile homes

H16 Protecting existing residential amenity

H18 Extensions to existing dwellings

and that the submitted proposal accords with each of the above policies.