

**LDA-302 Planning Design and Access Statement, May 2022**

**Proposed Two Storey Extension**

**Hollybush Cottage, Rattlesden Road, Buxhall, IP14 3DP**

**Introduction / Use**



*Hollybush Cottage*

Hollybush Cottage is a one and a half storey, detached property situated on the north side of Rattlesden Road. To the north west of the cottage is a large field and to the east is a meadow associated with the cottage, where the occupants keep their alpacas. The property is quite isolated from its neighbours further along Rattlesden Road.

The property itself is a traditional Suffolk thatch cottage, with painted pebbledash render walls and white painted timber windows. An eyebrow dormer window sits within the front elevation over the front entrance porch. The original cottage length sits in an east-west direction, with a south facing frontage facing the road.

To the north of the cottage there is a single storey flat roof extension, housing a laundry room and shower room. There is also a one and a half storey rear extension, which has a traditional clay pan tile roof and dormer windows. This houses the kitchen/dining room, a bedroom and bathroom. The main staircase is accessed in this area and this is clearly a later addition to the property. The older part of the

cottage has a small, steep staircase leading from the sitting room up into a small bedroom which appears to be the original stairs.

The purpose of this application is to remove the single storey rear extension and rear porch, replacing this with a one and a half storey extension forming utility space and an additional bedroom.



*Existing flat roof extension and porch to be removed. Proposed extension will sit in this area*

### **Layout**

Currently the existing house has a laundry room and shower off the living room. This flat roof extension to the living room is not in an ideal situation, as the laundry has to be taken through the house to get to the garden, it is a very small room and the downstairs toilet / laundry is behind the sofas, making it difficult to furnish the living space.

The proposal will create a new functioning utility area, which can house the laundry facilities as well as a larger, more usable shower room and dog room. The porch will be removed and become internal. These areas will be accessed off the kitchen / diner, which is a more functional space with direct access to the rear garden.

### **Appearance**

The existing cottage is painted render with the rear element having a clay pan tile roof. The proposed extension will have horizontal cladding and a clay pan tile roof. Although this is a different material to



the main house, this will be in keeping with the character and style of many extensions and outbuildings in Suffolk. The flush plinth will be rustic brickwork up to DPC level.

### **Amount and Scale**

The proposed extension will be 5.3m x 5.18m. The gable end will line through with the end of the thatched roof. The extension will have an eaves and ridge matching the height of the existing roof. As the extension it is all to the rear of the property, it will not impact the street scene. The scale is in proportion with the main house.

### **Landscaping**

Hollybush Cottage has a substantial existing garden to the south and west sides, laid to lawn with flower beds. The rear of the property around the proposed extension will be patio, as there is already a concrete surface in this area adjacent to the stable block (to the north east of the cottage). Landscaping to the north will be laid to grass.



*Existing landscaping to the north west of Hollybush Cottage*

### **Access**

The proposals do not affect the existing vehicular access and driveway. Access to the property will have level pathways and level access as appropriate in accordance with Part M of the building regulations.

## Conclusion

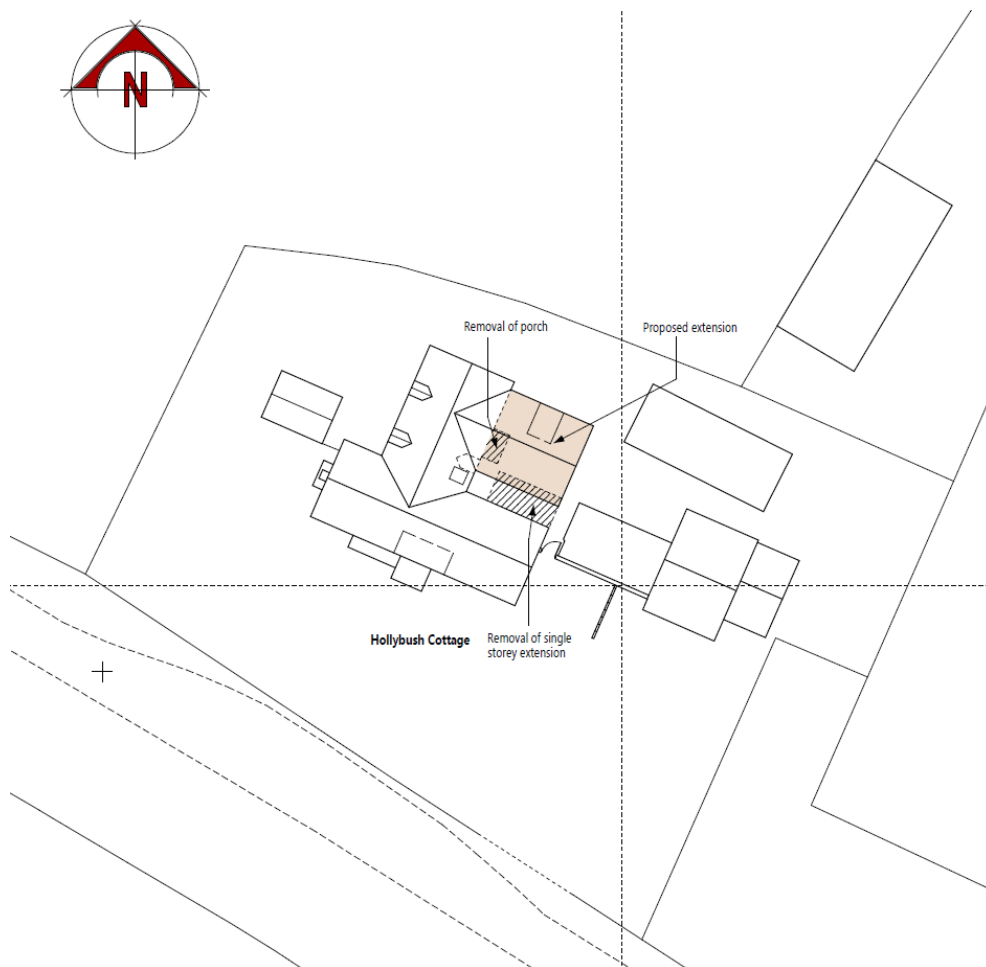
The layout of the property will be improved considerably by the introduction of a new extension housing utility space and an additional bedroom. The spaces will be more functional and the extra bedroom will be more suited to the scale of the property and associated land.

The extension will not extend beyond the line of the original cottage wall and the height of the roof will match the existing rear extension.

As there are no immediate neighbours, the proposal has no overlooking issues. The design is in keeping with the Suffolk vernacular and improves the rear elevation, replacing the poor quality flat roof extension and uninsulated porch with an up to date, energy efficient extension.

There is a lot of amenity space and the proposal will not be interrupting the enjoyment of the garden.

The materials blend in with the surroundings and the scale of the proposal is proportionate. The improvements to the living spaces will make this a more ideal family home with better living space and should be considered favourably.



*Site block plan showing proposed extension to the north east and elements to be removed*