

**PLANNING APPLICATION – PLANNING STATEMENT**

Ref: JDA-022-0354-PS-001 A

Proposed Development: Proposed single and two storey side extensions, single storey front porch and associated internal and external works to the detached dwelling + detached cart lodge with store and accommodation over

Site Address: Park Farm House  
Flowton Road  
Somersham  
Suffolk  
IP8 4PS

Applicant: Mr & Mrs Rook

Agent: John Denny Associates Ltd  
43 Oulton Road  
Ipswich  
Suffolk  
IP3 0QD

Local Planning Authority: Mid Suffolk District Council

Planning Portal Ref: PP-11338208

Park Farm House consists of a two-storey detached dwelling with single storey additions to both end gables along with a range of single storey detached out buildings arranged in a courtyard facing the rear of the main dwelling.

The plot is reached along a long private driveway located off Flowton Road just south of the village of Somersham surrounded on all sides by arable countryside

The nearby single storey detached dwelling of Park View is also under the same ownership of Park Farm House with the adjoining working farm outbuildings being separately owned.

The current dwelling dates from the late 1800s and was fashioned on the Georgian style with large sash windows, stone cills and both flat brick arched to the front elevation façade and round brick arches to the rear elevation façade. A large single storey open fronted carport is situated off the north-eastern gabled elevation and a long single-story range is attached to the south-eastern gabled elevation. A range of single storey outbuildings face the rear elevation of the dwelling forming an open courtyard feel.



The proposal is to demolish the existing attached carport to the northeast elevation and construct a two-storey side extension consisting of new drawing room to the ground floor, new sleeping accommodation and en-suite facilities to the first floor. A new single storey porch more in keeping with the style of the host dwelling is to be added to the front elevation following the removal of the existing structure along with a new single storey boot room extension off the existing kitchen to the southwest elevation.

The new extensions would be constructed in lime washed facing brickwork to match the existing dwelling along with grey slates and painted cast iron rainwater goods. New sliding sash windows and French doors all with glazing bars to match existing to be installed to keep the Georgian feeling of the original dwelling.



Along with the proposed works to the existing dwelling a new detached cart lodge with first floor accommodation is to be constructed to the east of the main dwelling along the farm boundary which runs southwest to northeast. This would require an altered access driveway and the possible removal of 3 horse chestnut trees marked on the attached plans T1, T2 and T3.

The new structure of the cart=lodge would be constructed using a red brick facing brick plinth with horizontal timber weather boarding and red clay Suffolk pan tiles.



All the proposed materials for the above schemes have been chosen to both match and complement the existing host dwelling and surrounding buildings.

Planning had previously been sort and subsequently gained for the erection of a two-storey side extension, following demolition of existing car port along with works to site access, landscaping and rendering. This application was approved on 4<sup>th</sup> December 2013 and the reference was 2969 / 13. The Planning Approval has since expired prior to any works having been carried out.

It is hoped that by carrying out these works the internal layout will enhance our clients' living arrangements while at the same time having no detrimental effect of the appearance of the dwelling.