



## Proposed Extension at 1 Hillside Cottages

2208.1200.P0 - Planning Statement

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# 1. Context

## a. Existing

- i. 1 Hillside Cottages is the end terrace of a series of cottages similar in size and appearance to the application site.
- ii. The immediate context is a series of dwellings nested amongst woodland and fields in the Orwell river valley.

## b. Proposals

- i. The proposed development and use is appropriate to the context in terms of massing and materiality.
- ii. The immediate neighbours have been consulted during the design process on the proposals and any potential impact on their own homes.



*Fig. 1 - Application Site area extract from Google Maps*

## 2. The Site

### a. Existing

- i. The site is located in the dispersed village of Freston, south of Ipswich.
- ii. The site consists of a end-terrace cottage residential dwelling with off-road parking for three vehicles set within developed gardens.
- iii. The proposed extension is on the South side of the existing dwelling, over an existing wraparound extension.



*Fig. 2 - Location of the proposed extension within the site.*

### b. Proposed

- i. The proposed development represents a modest intensification to the site. There is no additional built footprint proposed.

### 3. The Building

#### a. Existing

- i. The existing gable wall has been rendered with a concrete/cement render that does not allow the structure to breathe and damp as resulted.
- ii. The existing fascias, soffits, bargeboards and cappings are all painted timber and in need of replacement.

#### b. Proposed

- i. The existing concrete/cement render will be stripped and the wall beneath will be clad in recycled timber effect plastic to allow it to breathe and cover up what will be damaged brickwork.
- ii. The existing fascias, soffits, barge boards and cappings are to be replaced with UPVC to prevent them being an ongoing maintenance concern and to mitigate residual risk in line with CDM Regulations 2015.

## 4. Use

- a. Existing
  - i. The site is in use as a residential dwelling.
- b. Proposed
  - i. The proposed use is unchanged.
  - ii. The proposed development upgrades the property to provide bathroom facilities at first floor level where there are none existing.

## 5. Design

### a. Outline

- i. The proposed design is traditional and in keeping with the character of the existing building and surrounding buildings in terms of materiality and form.

### b. Form

- i. The form of the extension is a simple extrusion over the existing ground floor extension with a gabled roof that matches the style of the existing building and is subservient in size and scale.

### c. Layout

- i. The internal space provides a dressing room and bathroom at first floor level.

### d. Appearance.

- i. The extension will be clad to provide distinction from the existing dwelling.
- ii. Traditional detailing is used to complement the aesthetic of the existing building and its context.

### e. Light and Shadow

- i. The extension will cause no overshadowing of neighbouring properties.

### f. Privacy

- i. No new windows are proposed on the elevations facing neighbouring residential gardens.

### g. Materials

- i. A traditional material palette is proposed for both concealed structural elements and visible finishes.
- ii. The following materials are proposed;
  1. Walls will be timber framed.
  2. Walls will be clad in recycled plastic timber effect cladding.
  3. Fascias, soffits, barge board and capping will be UPVC.
  4. The rainwater goods will be black UPVC.
  5. Windows will be UPVC.
  6. The roof will be a hand cut timber roof.
  7. The roof covering will be slates to best match existing.

## 6. Access

### a. Existing

- i. The site is accessed via a shared private driveway that runs from Freston Hill.
- ii. The site benefits from three off road parking spaces.

### b. Proposed

- i. The site access to and from the public highway will remain unchanged.
- ii. No parking spaces are lost as a result of the extension.
- iii. No new habitable rooms are created, therefore there is no additional parking load created.



## 7. Waste

- a. Existing
  - i. Domestic waste and recyclables are currently stored on site.
  - ii. Domestic waste and recyclables are collected kerbside by the local authority at the end of the driveway.
- b. Proposed
  - i. Existing waste collection will remain unchanged.
  - ii. Existing recyclables collection will remain unchanged.
  - iii. No new habitable rooms are created, therefore no additional waste load is created.

## 8. Sustainability & Carbon Footprint

### a. Proposals

- i. It is proposed to insulate the floor, walls and roof with highly efficient insulating products that exceed the building regulations standards.
- ii. Whilst additional sanitary accommodation is proposed, no additional habitable rooms are created and the proposals bring the sanitary accommodation up the standard of modern building regulations.
- iii. It is not expected that any additional load be placed on the existing sewerage system.

## 9. Flood Risk

### a. Existing

- i. The site is not located in an area at risk of flooding as defined by the Environment Agency.

### b. Proposals

- i. Surface water will discharge into new soakaways.
- ii. No additional footprint is proposed, therefore no additional surface water drainage load is generated.

## 10. Specific Planning Policy Responses

### Local Plan Policy HS33 - Residential Extensions

Planning permission will be granted to extend a dwelling if:

- the scale, mass, external materials and architectural details of the proposed extension blend in with those of the dwelling and its wider setting;
- the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings;
- the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property;
- the proposal would not cause the felling of, or damage to any significant trees that contribute to the environmental quality and visual amenity of the locality; and
- a safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling.

#### a. Local Plan Policy HS33 Response

- i. The design has been thought out and developed to be in keeping with the character and appearance of the original building and its context.
- ii. The extension location respects the relationship to the adjoining buildings by affecting only the gable end.
- iii. The proposals have been designed to avoid any overshadowing or overlooking of neighbouring properties.
- iv. No trees will be affected by the development.
- v. Vehicular access and parking arrangements are unaffected.