

DESIGN, ACCESS & PLANNING STATEMENT

Retrospective Planning Permission for Alterations to Garage at Street Farm, Hunston

1 INTRODUCTION

This statement accompanies an application for retrospective planning permission for the minor garage alterations located at Street Farm, Hunston.

The alterations have been undertaken too sympathetically enhance the appearance of the building whilst enabling it to be used safely for its purpose as a residential garage.

Please refer to the following drawings:

- SW1 – Site Location Plan
- SW2 – Block Plan
- SW3 – Elevations

2 LOCATION

The residential garage is located in Langham Road, Hunston. The site is within the Hunston Village conservation area as defined in the Mid Suffolk District Council Local Development Framework. The garage is located to the South East within the curtilage of Street Farm; which lies at the edge of the village in a predominantly rural setting.

3. DESCRIPTION

The residential garage is located within the curtilage of Street Farm. The garage is part of the original layout of property as a whole; alterations to the original building include:

- New roof trusses installed to replace the unsafe rotten original timbers.
- Installation of tiles to match Street Farm residential building
- New fascias and guttering installed to the existing surface water system
- Removal of two garage door and replaced with one single garage door
- Removal of two windows replaced with solid timber cladding to match existing
- Decoration to North, East and West to match Street Farm residential property
- Decoration to South retaining black colour, thus not to detract from the original outlook from neighbouring property.

4. IMPACT ON CONSERVATION AREA

The Hunston conservation area is characterised by traditional village settlement in a surrounding rural landscape. A historic core is expanded with later development. Street Farm is at the edge of the settlement. The residential garage sits to the front of Street Farm the East and North flank are partially visible from the roadway and across field.

5. DESIGN CONCEPT

The sensitivity of the high-quality rural location has been considered in the design development process and based on the recently extended and renovated Street Farm residential property approved by Mid-Suffolk Planning application number 4543/16.

Structural alterations made to the building have been undertaken to ensure the building is maintained for ongoing use as a residential garage, whilst incorporating the design features matching that which have been acceptable for the residential dwelling i.e., roofing slate and colour. An oversized single garage door enhances the building for its use as a residential garage replacing two small garage doors.

6. LAYOUT

Remains unchanged from the original.

7. SCALE

Remains unchanged from the original.

8. APPEARANCE

The appearance of the alterations has very much been influenced by the recently renovated and extended Street Farm (planning approval 4543/16). Roofing tiles have been installed to match the residential dwelling and North, East and West elevations decorated to match Street Farm; the South elevation has retained the original black colour to ensure that the neighbouring property remains unaffected by any alterations.

The introduction of one larger door to the North replacing the original two small style doors enables the building to be used for its intended use as a residential garage.

9. ACCESS

Remains unchanged from the original.

10. LANDSCAPING

The residential garage is set in mature gardens with established boundary planting. No substantive alterations have been made. Soft landscaping has been undertaken to the residential property in recent times the site adjacent to the garage site.