

Design,
Access &
Planning
Statement

Annex at: Park
Cottage,
Santon
Downham,
IP27 0TF



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1.0 Executive Summary

This document has been developed to assist a Householder planning application for a garden annex in the grounds of Park Cottage, Santon Downham.

The annex is for the habitation of the applicants parents. It will be ancillary to main house in all respects and will comply specifically with policy DM24 of the Joint development management policies document. The annex is of traditional garden building design, with the minimal functional space required. It will depend on the main dwelling for service connection.

The annex will replace a raft of outbuildings that sat in its place previously, and will sit in an inconspicuous and low impact location within the site.

The applicants would be happy to condition any approval with:

SPECIFIC RESTRICTION ON DEVELOPMENT: ANNEX USE

Notwithstanding the description of development, the annex shall solely be used for purposes incidental to the main dwelling known as Park Cottage and not for primary accommodation purposes.

2.0 Design Components

2.1 Existing Site

Park Cottage is a detached single storey flint built dwelling located in a heavily wooded area of Santon Downham, just east of Brandon. The property features many outbuildings, most of which are to be/are being removed.

Photos of the existing site can be seen below.



Figure 1 – Existing site photos.

4.0 Access

Vehicular access is via the road from Brandon to Santon Downham, off an established driveway to both Park Cottage and Laundry Cottage. There are a series of pedestrian paths through the wooded area, leading into Brandon town.

The site and its main features, seen in plan view are highlighted on the adjacent map. A street view looking into the site from the Santon Downham Road can be seen in the image below.

1. Existing entrance
2. Park Cottage
3. Annex

