



K&K PROFESSIONAL LTD

ARCHITECTURAL DESIGN CONSULTANCY



Crofters, Upper Street, Higham, Essex CO7 6ND Supplementary Planning Statement

K & K Professional Ltd
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Report reference: 220301-R-01
Date: November 2022

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INTRODUCTION

- 1.1 K & K Professional Ltd has been engaged by Mr Peck & Mrs Anthony (the applicant) to provide architectural design support for the proposed modification and expansion of the existing two-storey residential property dwelling addressed as 'Crofters, Upper Street, Higham, Essex CO7 6ND' (Site).
- 1.2 The applicant is applying for planning consent from the local planning authority namely, Babergh and Mid Suffolk District Council (BMSDC) following pre-planning advice reference DC/22/02505, refer to the attached document.
- 1.3 The applicant intends to use the proposed redevelopment for residential use and provide accommodation and care support for immediate family.
- 1.4 This document should be read in conjunction with drawing nos: 220301-D-200-001 and 220301-D-200-002.

EXISTING DEVELOPMENT

- 1.5 The extant two-storey detached dwelling currently comprises 2no bedrooms, a kitchen and communal rooms on the ground floor with an additional bedroom and ensuite facility in a first-floor converted loft area, with dormer windows projecting to the front of the property. The property's external wall is predominantly brickwork and cladding with a cream finish beneath a pitched-roof red/brown tiled roof.
- 1.6 The Site is located at the eastern edge of the Higham village with westerly adjacent properties along Upper Street varying in design including the neighbouring property namely 'The Gables' receiving planning consent in the year 2000 for a two-storey side extension.
- 1.7 The neighbouring dwellings along Upper Street are inconsistent aesthetically fronting the street with each other, however, the large space between each dwelling comforts the appearance in the street scene and provides each dwelling with its unique character.

PROPOSED DEVELOPMENT

- 1.8 The applicant is proposing to remove the existing converted roof and construct a new habitable first floor with an unhabitable roof structure above to provide additional bedrooms to accommodate family requirements.
- 1.9 The property expansion shall also include an eastern adjoining two-storey building to accommodate a ground-floor living room and access with a first-floor master bedroom. In addition, a single-storey ground floor extension is proposed adjoined to the western end of the existing building to accommodate a larger kitchen room and an

upgraded garage with an access door now projected forward in line with the front of the dwelling therefore more conspicuous.

- 1.10 The existing internal ground-floor layout shall be revised to accommodate a bedroom with a disabled-friendly ensuite bathroom, and provide connectivity to the first-floor and abutting property extensions, including the existing dining room.

ACCESS

- 1.11 The existing and proposed internal layout is designed to provide corridor access to all rooms within the dwelling. The existing front external access door shall be relocated to the eastern face of the building within the new eastern extension and shall include a new entrance canopy.
- 1.12 The proposed works shall improve external access to the dwelling via both side extensions and the new garage.
- 1.13 Vehicle access to the Site shall be revised along the entire frontage of the existing driveway with a new parking area for 2no vehicles located east of the Site utilising the existing access from the driveway. The ground level in the proposed eastern parking area shall be lowered, with retaining wall surrounds, to align with the existing driveway ground level.
- 1.14 With the proposed garage to provide additional sheltered parking for an additional vehicle, the Site is considered to have sufficient parking to satisfy Suffolk County Council's parking requirements of 3 parking spaces for a 4+ bedroom dwelling.
- 1.15 The existing driveway has adequate scope for a vehicle to egress in a forward gear with an achievable visibility splay of 2.4m x 22m and 2.4m x 28m for the western and eastern approaches, respectively. Compared with the existing arrangement, the visibility envelope is considered an improvement with the removal and maintenance of the grass island and vegetation within the visibility envelope as shown.

SCALE AND APPEARANCE

- 1.16 The proposed external wall shall comprise brickwork and rendering painted in a cream colour, similar to the existing external finish. All existing and proposed external windows and doors are to have a Georgian-style black timber effect finish, this will add to the look of the proposed dwelling and give an overall positive aesthetic influence on the area.
- 1.17 In addition to the proposed first-floor balcony accessible from the master bedroom, a balcony-style feature shall be added above the porch at the main entrance, comprising aesthetic-only railings and large floor-to-ceiling windows. External lighting shall include hanging lights to be underneath the balcony, and a wall downlight adjoined to the garage. No lighting shall face towards the rear garden or adjoining

land with all illumination restricted outside 2200hrs – 0600hrs. The applicant is willing to discuss lighting arrangements with the BMSDC if required.

- 1.18 No dormer projections shall be incorporated as part of the revised roof proposal compared with the extant, this shall improve the dwelling frontage scene with adjacent properties. The proposed roof covering shall comprise grey Marley cement tiles.
- 1.19 The proposed roof ridge level is raised to accommodate the additional habitable first floor by building regulations. The accompanied street scene shows the proposed roof line higher compared to the neighbouring property namely 'The Gables' however taking into account the distance between the properties, the segregation by vegetation and the slope incline at ground level, it is considered the increase in roof ridge level is inevitable to accommodate the additional floor and does not dominate the neighbouring properties or local area.
- 1.20 The large distance between the 'Crofters' and 'The Gables' host building is approximately 15 metres which compliments any domineering effect from the proposed extension with no overshadowing during the morning period.
- 1.21 The position of the existing Well borehole is to be retained, only the Well feature shall be replaced and re-positioned in line with a proposed wall along the Site frontage.

LANDSCAPING

- 1.22 The existing drainage ditch traversing along the Site's eastern boundary shall be maintained by the applicant with a retaining wall proposed along the Site frontage to prevent ground subsidence onto the carriageway.
- 1.23 There will be no change to the existing perimeter fencing with only the removal of the existing timber fence along the eastern boundary. No trees shall be removed as part of the proposal with only vegetation removal within the visibility envelope along the frontage of the property.

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