

Planning Statement for: DC/22/05694 1 Brewery Farm, Ashbocking Road, Hemingstone, Ipswich Suffolk IP6 9RR

Site Setting and Character

The proposed development lies within the boundary of 1 Brewery Farm , Ashbocking Road, Hemingstone IP6 9RR

No.1 Brewery Farm is a semi detached 3 storey property which has been recently extended. The site is south facing with a garden space on a downward slope facing towards open fields. The garden is well hidden from the road and driveway access comes in from the east side of the property.

Both Properties are of traditional design and located in open countryside.

Site Development

The development area is located on the west side of the garden. The site forms part of the garden and currently houses a large habitable caravan lived in by a family member of the property owners.

The intention is to replace this two bed caravan with a more permanent one bed lodge that will be suitable for the family member to live in. ('granny annex').

Scale

The scale of the building will be low level and slightly bigger than that of the existing caravan. Keeping the height to a minimum will ensure that no views from any properties are disrupted.

Design Principles

The Floor space of the building will cover the existing location of the caravan and act as a replacement. The proposed building will cut into the landscape to ensure that the height is similar to that of the existing caravan.

The Proposed Building will not have any overlooking windows to the Northside to avoid any overlooking to the neighbours property. The main visual aspect of the building will face South across the open fields.

The main design will be a brick/Block base with a timber frame and timber cladding exterior and a slate roof. This will be in keeping to the other outbuildings currently within the site. The proposed development will be a traditional design in keeping with the surrounding area.

Access

The proposed building will not require a separate vehicular access as it will be occupied by a family member and they will utilise the existing access.

Traffic will not increase as the family member already lives there

Landscaping

Existing area will be improved and a garden created to match the existing garden.

