

# J.A.P. Architects

## **SUPPORTING STATEMENT**

**Single Storey Rear Extension**

**at**

**2 Lower Farm Cottages, Boyton End**

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*Satellite image of the application site.*

## 1.0 Introduction

1.1 This short supporting statement has been prepared in support of the householder application to West Suffolk Council regarding the proposed single storey rear extension at 2 Lower Farm Cottages, Boyton End, Stoke-by-Clare, CO10 8TB.

1.2 The house of 2 Lower Farm Cottages is not listed and does not fall within a conservation area, or settlement boundary. Built at the same time as the immediate, semi-detached, neighbour of 1 Lower Farm Cottages, it was likely a farm worker's cottage.

1.3 To the rear, the existing timber lean to, housing the very small kitchen, is not thermally efficient, large enough to be practical, or attractive. To compound this, the

applicants' family of four share two bedrooms.

1.4 There is a historic consent for a two storey extension which was granted in 2011 but not initiated (SE/11/0765). This would have provided a floor area of 60 sqm (a net gain of 51 sqm, as the work included the removal of the timber lean to).

1.5 This application seeks to replace the timber lean to with a deeper single storey extension that contains a new, third, bedroom, associated small shower room, and modest kitchen. The applicants are keen to respect the heritage of the cottage and their immediate neighbours at 1 Lower Farm Cottages, therefore the alterations proposed demonstrate consideration for the proportions of the host dwelling and neighbours.

1.6 The proposal will provide a net gain in floor area of 38sqm.

1.7 100m to the north lays the Grade II listed *Hill Farmhouse* (list entry number 1235155). This will be unaffected by the proposal.

## 2.0 Existing Site

- 2.1 The application site is located in the dispersed hamlet of Boyton End, Suffolk, amongst the undulating estate farmlands of the upper Stour Valley. The site area measures approximately 0.1 hectares (0.25 acres) and comprises of the cottage itself plus two small timber garden sheds.
- 2.2 The historic semi-detached cottage sits in an elevated position, facing the road, within a pretty, mature garden with established planting and beside neighbours, *1 Lower Farm Cottages*, which was the subject of a two storey rear extension in 2001.
- 2.3 There exists parking for two cars adjacent to the highway. The applicants are not seeking to increase this with the proposed new (third) bedroom because the required spaces provided will remain



*The front of 2 Lower Farm Cottages with its render fielded panels with feathering.*

acceptable by the 2019 Suffolk Guidance for Parking.



*The small kitchen in the timber lean-to.*

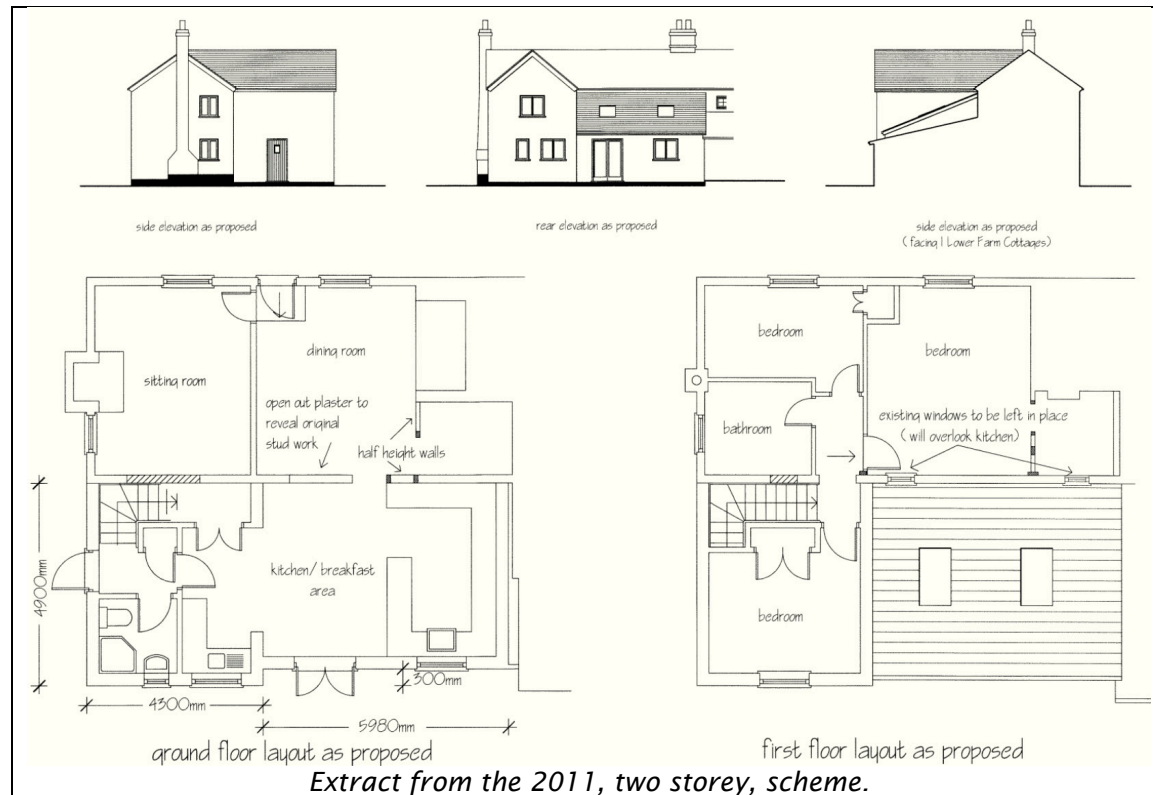


### 3.0 Planning History

3.1 A single application forms the entirety of the planning history of 2 Lower Farm Cottages. Consent was granted in 2011 for SE/11/0765 *Erection of single storey and two storey rear extensions (following demolition of existing lean-to)*. This was not initiated.

3.2 The scheme would have provided a net gain in floor area of 51sqm across the two floors.

3.3 The extent of the 2011 application has been shown with a green broken line on all relevant drawings submitted as part of the application.



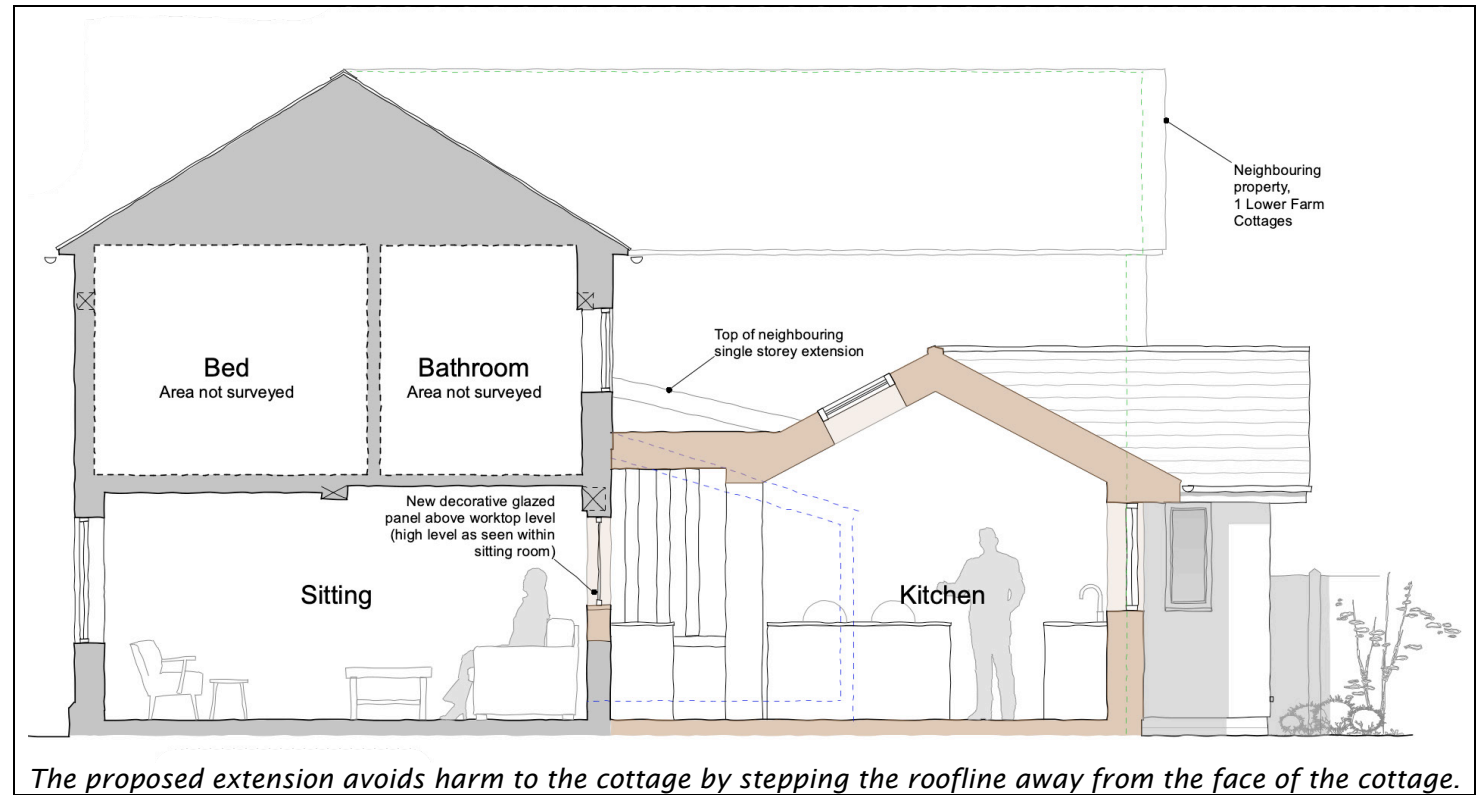
## 4.0 Appearance, Scale & Amount

4.1 The proposal has the preservation of the character of the host dwelling at its heart. The existing lean-to will be removed carefully. In its place will be a sensitively designed single storey extension which touches the existing cottage minimally, preserving the little first floor windows and interesting fanned lime render panels. The extension will be subservient in its scale

4.2 The proposed single storey extension will create approximately 38sqm net gain, providing a bedroom, shower room, and kitchen.

4.3 The proposal relates to the neighbouring extension by way of the kitchen element extending to the same line as the neighbouring extension. By breaking up the extension into two elements, the appearance is less impactful than one, single volume. If viewed from the garden of 1 Lower Farm Cottages – the nearest neighbour – only the roof, pitched away, will be visible over the fence.

4.4 The bedroom element extends 1.2m past the line of the neighbouring extension, then the eaves wrap back round, over the flat roofing system which adjoins the neighbouring single storey extension. The extruded element is not the part that will form the party wall by abutting or linking in – only the modest area with the flat roof system. The bedroom roof is hipped at the back so as to avoid a trapped gable and move the mass of the extension away from the two cottages.



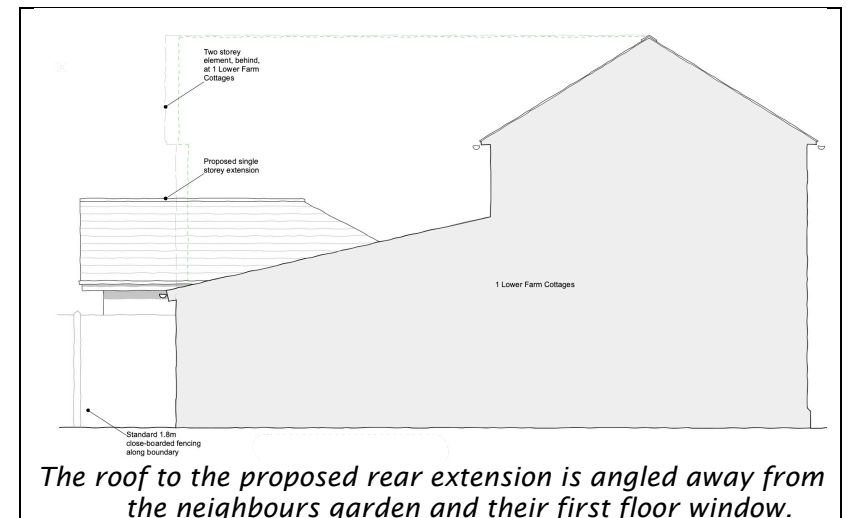


*The proposal will barely be discerned from the road.*

4.5 The extension will be a complimentary addition to its host, not just in scale but in its use of materials which will create a subtle difference in style, reflecting the true evolution of the structures. The render walls will have a floated finish, subtly different to the decorated lime-plastered (rendered) walls of the host. Weatherboarding to the gables is traditional and rural, as are the pentice boards below, at window head height. The roof pitch is a little lower than the host dwelling (28°, whereas the house is 31°) to stay subservient to the cottage, which has a benefit to the neighbours also. The roof material will be natural slate to match the house.

4.6 A change in material comes from the slender-framed powder-coated aluminium windows and bi-fold doors. The existing doors and windows are timber-framed but it was felt a more contemporary approach, with no glazing bars, would subtly highlight the modern whilst remaining respectful to the host dwelling by not being overpowering.

4.7 Fleeting glimpses of the proposal from the road will reveal only the side gable of the single storey extension, rendered and weatherboarded with the pentice board running between the two materials, over the two small windows.



*The roof to the proposed rear extension is angled away from the neighbours garden and their first floor window.*

## 5.0 Use, Layout, & Access

5.1 The layout will create a more practical arrangement for the applicant's family and create a much-needed additional bedroom and ground floor toilet as well as a new kitchen, befitting of a family of four.



*The rear of the cottage. The neighbouring property of 1 Lower Farm Cottages can be seen with the wrap-around 2001 extension.*

5.2 An exposed studwork partition separating part of the kitchen and the shower room/bedroom will have the effect of creating a sense of space and cohesiveness. The opening into the dining room will be wide enough to encompass both the existing window and door opening. The existing window opening to the rear of the sitting room will be retained and replaced with a decorative glass panel, providing a link between kitchen and sitting room.

5.3 Roof windows will allow indirect light into the kitchen without the discomfort of overheating. The space will be vaulted giving the room an extra feeling of space.

5.4 The roof plan includes a small flat roof section to allow the three first floor windows to the rear to be opened to the fresh air and won't impede views or light.

5.5 Access to the garden from the kitchen will be improved with bifold doors opening onto a new terrace. They will provide excellent views to the attractive garden from inside. The window to the proposed bedroom has a low sill height for the same reason.



## 6.0 Summary

6.1 The proposal is carefully considered extension of an appropriate scale and size as to not cause overdevelopment of the site. The extension is stepped away from the host and is single storey as to have a subordinate scale and remain proportionate to both 1 and 2 Lower Farm Cottages. The proposal includes the removal of the existing lean-to, consequently enhancing the house. The materials have been selected to compliment the setting.

6.2 The listed *Hill Farmhouse* to the north will be unaffected by the proposal.

6.3 On this basis, we respectfully request that consent is granted for the proposal.

