

Planning Statement

Caleys Place, Mellis Road, Yaxley, Eye, IP23 8DB



Figure 1

Site

Yaxley is a small village just west of Eye in Suffolk. The site is located on Mellis Road and is surrounded by a mix of residential properties and farmland.



Figure 2

Access

The site has an existing private vehicle access point from the highway on the North boundary, which benefits from good visibility splays. The scheme proposes to use the existing highways access; therefore, no alteration or change is required to the Highways access.

Design and layout

The proposed building is 1 and a half stories tall with two lockable garages and a single open cart lodge totaling three bays on the ground floor. The cart lodge will have an open vaulted ceiling allowing natural light from the rear sky lights to provide good lighting inside along with the windows and personnel door to the rear.

Appearance

The proposed building will consist of a small brick plinth in Suffolk red Bricks. The elevations will be timber frame, covered in feather edge horizontal boarding painted black. Windows, doors and timber barge, fascia and soffit painted black to match the feather edge boarding. The roof will consist of red clay pan tiles, with a half round red clay ridge tile. Black UPVC gutters and downpipes will be used.

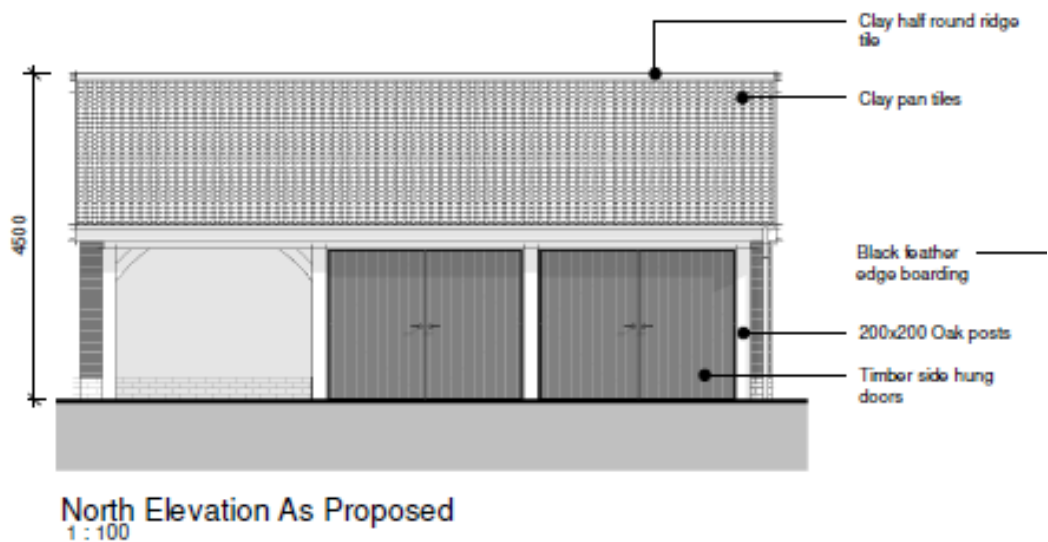


Figure 3

Planning policy

Materials have been carefully selected and scale and design have both been carefully considered in accordance with the local plan and the NPPF.