

**Design and Access statement to support a full planning application
To extend and convert an existing annexe to a 2 bedroom 1½ storey dwelling with newly erected
detached double garage
At Leather Bottle Cottage, Leather Bottle Hill, Little Blakenham, IP8 4NG**

This design and access statement is to support a full planning application to extend and convert an existing 1½ storey 1 bedroom annexe to create a 2 bedroom 1½ storey dwelling together with the erection of a 2 car open garage with home office space over.

Introduction

The application annexe referred to in this application is sited to the West of Leather Bottle Cottage. The building was granted permission for construction as a domestic garage in 2016 Planning Ref. 2724/16 and was approved for conversion to an ancillary annexe in 2019 Planning Ref. DC/19/00478.

Proposal

The proposal is to extend the annexe to create a 2 bedroom split level 1½ storey dwelling. The extended building is located to the West of a public footpath, which currently cuts through the garden of Leather Bottle Cottage from North to South, with a proposal to erect a 1½ storey open garage with home office space over to the East of the public footpath. The footpath is well maintained with natural hedging each side and this proposal will not deter from the upkeep in the future. The proposed garage will be elevated at the rear to provide secure cycle storage space under. The garage will be erected on the space which provides parking for the existing annexe. The garage will be sited to allow a turning area between the highway and the garage entrance.

Support

The site is located within a small cluster of dwellings and approximately 250m to the west of the hamlet of Little Blakenham and is deemed to be in the countryside according to Policy CS1 of the Mid Suffolk Core Strategy.

It is therefore necessary to refer to the appeal ref. APP/W3520/W/18/3204723 and planning application DC/18/01097 for Land adjacent to Arden House, Leather Bottle Hill, Little Blakenham , sited approximately 58m to the East of the application site, where the appeals officer identifies the following :-

The officer refers to the conflict of policies CS1, CS2 and H7 and that the impact of these policies would be restricted by the small scale of the proposal and therefore this would attach limited harm.

The site is within a cluster of 5 properties and is therefore defined as not isolated, with reference to the "Wethersfield Judgement". The frameworks policy on isolated homes in the countryside does not apply in this case. He does point out that facilities are limited and that key facilities are approximately 3Km away and the site is somewhat remote from services.

He notes that the lack of pavement on the unlit stretch of Somersham Rd makes for a lack of safe pedestrian access from the appeal site to the bus stop in Little Blakenham and therefore he identifies that these factors make private car dependency likely for future occupants. He does however attach limited weight to the harm caused by the level of car trips generated by the small scale of development.

He identifies that the facilities in Claydon and Bramford would realistically be used by the occupants and would therefore contribute to sustaining the facilities, the proposal would also provide a new home and there would be an economic benefit from construction and that the finished development although small scale would contribute to the vitality of the local community.

He concludes that the adverse impacts of the proposal would not outweigh the modest planning benefits when assessed against the policies in the Framework as a whole. This therefore weighs in favour of allowing the appeal.

Reference is also made to the Part Q approval for 3 barn conversion dwellings to be created at Elm Farm, Somersham Rd., Little Blakenham which is some 600m to the west of the application site, it is noted that this is subject to a full planning application to erect 5 new dwellings with a preapp advise which identifies consideration to be given to various elements of an application but does not dismiss the principal of an application, never the less 3 new dwellings will be allowed as a result of the conversion.

Consideration should also be given to the facilities offered in the village of Somersham approximately 1 Km to the west of the application site. Somersham has a Garage, Primary School, Hairdressers, Public House and a Community Shop all of which could benefit from the occupants of the proposed dwelling.

Scale and Design

The area of the severed site will be 444m²

The existing building has a Ground Floor Area of 30m² and a first floor area of 17.5m², the proposed extended dwelling will have a ground floor of 61.3m² and a first floor of 49.3m².

The building will be split level with a height to eaves of 2.6m and to ridge 6m measured from dpc.

The materials will match the existing rendered walls and red tiled roof. The windows and doors will be white upvc with aluminium folding patio doors.

The existing raised decking will be reused to form a raised deck to the South of the new extended dwelling.

Planning Considerations

Highways

The existing annexe benefits from its own access, existing at the time it was converted to an annexe, this access has been used for several years access to parking spaces to the West of Leather Bottle Cottage. The access affords good visibility in both directions. The proposal will allow adequate turning within the site area to allow forward movement to and from the site.

Ecology

The site is garden area to Leather Bottle Cottage and no survey is required.

Contamination

The site is garden area to Leather Bottle Cottage and no survey is required, a contamination questionnaire is included with the application.

Flood Risk

The site is in Flood Zone 1

Residential Amenity

The proposal will not be detrimental to any neighbouring properties owing to the distance and orientation to those properties.

Conclusion

A site close by in the same cluster of properties has been approved on appeal.
The proposed dwelling is of a scale and design to compliment the cluster of properties.
The proposal will provide a modest eco friendly dwelling suitable as a starter home or retirement home within a small community.

The building has been used as a self contained annexe for the last 3 years, continued use as a modest dwelling will have no adverse affect on the location and community, as has been proven during its time as an annexe. We would therefore ask the planning authority to take into consideration the above comments and make a favourable decision for this application.