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30th December 2022.

Planning & Design & Access Statement

Reference

DC/23/01727

Address

Model Farm Cottage, Park Road, Combs, Stowmarket, Suffolk, IP14 2JN.

Description of works

Construction of a dropped kerb and driveway.

Introduction

This planning statement has been prepared to accord with the requirements of the Town & Country General Development Procedure Order 1995.

Model Farm Cottage is a Circa 17th century Grade II listed (ref; 1352135) thatched dwelling and is situated in the village and civil parish of combs, Suffolk. The cottage is located 2 miles from the centre of the market town of Stowmarket which has very good transport links.

Design Considerations

The existing site comprises a privately owned detached cottage with gardens to the front and sides.

The proposed works are the installation of a dropped kerb and private drive with turning head to facilitate direct vehicular access to the dwelling.

The proposed driveway falls within permitted development rights under Schedule 2 (F) of the Town & Country General Development Procedure Order 1995, but planning permission is required for the

dropped kerb access across the public foot path and onto the highway. The dropped kerb and access will be constructed in accordance with Suffolk County Council Drawing no. DM03.

The proposed drive is to be formed using crushed concrete with a terrace barrier and stone finish to form a permeable drive. An Aco drain will be provided at the intersection between the drive and foot path, which will discharge into a new soakaway.

The proposal is to enable direct vehicular access to the cottage for the home owner who is now infirm and needs to use walking aids and a scooter for mobility; the current parking is on the road side. The provision of the dropped kerb and drive will enable the home owner to continue using their property over an extended time whilst maintaining their independence.

Scale

The scale of the works have been discussed with the home owner and will meet their needs whilst not being detrimental to the setting of the Listed cottage.

Appearance

As stated above, the proposed drive will be finished with natural products which will not be detrimental to the setting of the Listed cottage.

Access

The proposed access will be off Park Road and will meet the requirements of Suffolk County Council's guidelines/requirements.

Conclusion

The proposed drive will enable direct vehicular access to Model Cottage and allow the current owner to enjoy the use of their cottage over an extended period whilst maintaining their independence.

Ricky Paterson C.Build.E MCABE

