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Design and Access Statement.

Proposed two storey side extension, with attached single garage

8 Oak Close, Great Finborough, Stowmarket, IP14 3AF.

Introduction

This Planning Statement accompanies an application for the erection of a two storey side extension and new garage, following the demolition of the existing single storey kitchen and timber clad garage.

The front elevation of the proposed extension would be set back 300mm from the existing property and consist of a new kitchen, master bedroom and brick garage.

Layout

The proposed extension would sit to the North side of the property, roughly on the footprint of the existing kitchen and garage. The existing kitchen is very small with many doorways, thus not being very functional. The new layout opens everything up, creating a more functional family friendly space, whilst also increasing the insulation value of the property. There would remain good access to the rear of the property from the North side of the property.

The downstairs toilet would be moved into the rear of the new garage.

Access to the existing garage would be achieved through a new Fire Door.

Scale

The proposed 2 story extension has an external dimension of 3.8 Metres by 7.375 Metres.

The proposed new attached garage has an external dimension 3.85Metres by 7.3775 Metres

It is proposed that we leave 1.5 Metres between the garage and the boundary.

The area of the rear garden is more than adequate without it being overbearing.

The permission of the neighbours will be sought and the boundary agreement would be signed by both parties.

Appearance

The extension would be of traditional cavity wall construction, as is the existing property.

The extension and garage would be finished in a contrasting redish brown brick, to compliment the existing brickwork. This is yet to be chosen.

The roof tiles would be concrete to match the existing.

The demolition of the existing Kitchen, which protrudes, will square off the rear garden and help open it up.

The present garage is made up of sheets of ply etc and is in need of repair. The proposed new garage would be almost maintenance free.

Access

The proposal has no impact on the surrounding road. The property has ample off road parking and good vision to the highway. There are no footpaths or cycleways that would be affected by the proposal.

The existing driveway has parking for 2 vehicles, plus the garage and there would be no increase in vehicle activity because of the proposal.