



## Planning Statement

### For

Demolition of side single storey structures. Construction of new front side and rear part single part two storey extensions.

3 Paper Mill Lane, Bramford



Prepared by Tim Moll Architecture Ltd

## **INTRODUCTION**

This planning statement accompanies an application to extend and improve a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

## **PLANNING HISTORY**

A planning application was made in 2022 ref DC/22/04039. The application was withdrawn and then a pre app enquiry was made with which Amelia Powell was the case officer. After further discussion, various amendments led to the current scheme being submitted now.

## **SITE ANALYSIS AND EVALUATION**

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

## **PLANNING**

The proposal requires planning permission, as it falls outside permitted development parameters.

## **PROPOSALS**

The proposals involve partial / full demolition of a garage and rear single storey structures. There will be a new front, side and rear extension to provide a porch, study, wc, kitchen, living and dining room on the ground floor and a new master bedroom with ensuite and a bathroom on the first floor.

## **SIZE OF DEVELOPMENT**

The proposed extensions have a footprint of around 53m<sup>2</sup>.

## **SCALE**

The proposals have been designed to be modest in appearance.

## **LANDSCAPING**

To the front, the proposal is to provide hard and soft landscaping and improve the parking layout. To the rear there is a decking area behind the extension.

## **DESIGN**

The proposals have been designed to provide a contemporary appearance with Hardieplank wall cladding and render, matching roof tiles and upvc joinery.

## **ACCESS**

Car provision. There is ample car parking available on the front drive to the main house.

Inclusive access - As this application is for alterations to a single dwelling, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.

## **PHOTOS**



**Front**



**Rear**



**Rear / side**



Rear



Rear