

PLANNING STATEMENT

Conversion of attached 2-bay garage to a 1 bedroom holiday let

Townfield, Baby Lane, Rattlesden IP30 0TA

May 2023

USE

The Applicants would like to convert their attached 2-bay carport to a self-contained one bedroom holiday let incorporating a living/dining room, kitchen and shower room.

AMOUNT

The existing garage measures 38m². The garage will not need to be extended.

LAYOUT

The existing bungalow is situated off Baby Lane to the south of Rattlesden. To the east of the property is a residential dwelling known as Howewood Cottage. To the west, north and south are open fields. The dwelling is set back from the road.

SCALE

The existing building measures 6m x 7m with a ridge height of 5m. No alterations are proposed to the size of the building.

LANDSCAPING

The driveway and turning area to the front of the dwelling will be extended to the front slightly to accommodate the 4 vehicle spaces required for the 4-bed house and 1-bed holiday let. Landscaping will be maintained through normal domestic gardening.

APPEARANCE

The overall appearance will not change. The garage has a traditional finish with a red brick plinth, timber clad walls and pantiles to the roof which reflects the local vernacular. New windows and doors will be white uPVC with an oak front door to match the existing house.

ACCESS – Vehicle & transport links

The plot is situated along Baby Lane to the south of Rattlesden. Elmswell train station is approximately 6 miles away with good links to London, Norwich and Ipswich. The A14 is approximately 5 miles away. There are also good bus links. The local Primary School is situated approximately 1 mile from the site. Rattlesden has its own village shop, post office and 2 public houses. Woolpit is only 4 miles away and has a number of facilities and shops.

It is proposed to use the existing access to Townfield off Baby Lane for the holiday let.

ACCESS – Inclusive access

The proposals will have no adverse impact on access for all. Level access into the building is proposed via a hard level path from the driveway. All internal provisions will comply with building Regulations Part M for accessibility.

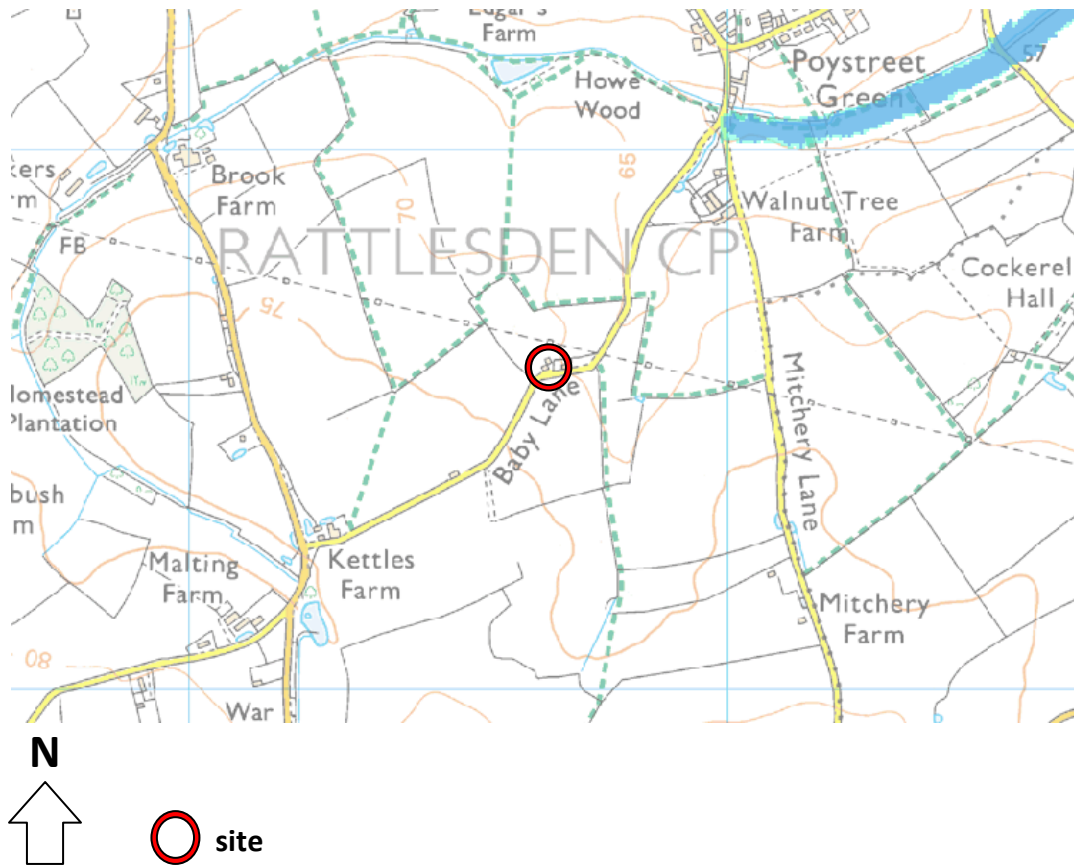
CONSULTATION

A pre-application enquiry was submitted and is included with the application. It was considered that the proposal would likely receive the support of planning officers, subject to agreement by SCC Highways Authority and the Applicant's ability to demonstrate

there is sufficient space within the site to meet the parking and manoeuvring needs of the dwelling and the holiday let. A Block Plan has been submitted with the Application to demonstrate this.

Flood Map

Map of IP30 0TA at scale 1:10,000
Townfield, Baby Lane, Rattlesden – no risk of flood



PHOTOGRAPHS



Front Elevation showing existing attached garage to the side – one window is proposed to the front elevation which will match the existing windows on the house



Side Elevation showing existing 2-bay garage – full length windows are proposed to one bay and a door and a small window to the other