

PW788 – January 2023
Design and Access Statement supporting a full application for the
Change of use of Part Paddock Land to Residential, New Side Extension and
Erection of Detached Carport/Garage at
Cider Shed, Grassy Lane Farm, Woolpit

This Design and Access Statement is to support a full planning application for the proposed change of use of part of a paddock to residential use, and the erection of a one-and-a-half storey side extension and detached carport/garage at Cider Shed, Grassy Lane Farm, Woolpit. Our proposals are outlined as follows:

1.0 Introduction

The site includes a property known as Cider Shed; this was initially part of a detached dwelling known as 'Grassy Lane Bungalow', which has been subdivided into 2no. dwellings (Cider Shed and Bunny Hop). The use of part of the building as an additional dwelling was granted a Lawful Development Certificate in December 2018 (ref: DC/18/01295). Cider Shed makes up the smaller, western section of the building, as shown on the location plan. The proposal is now to extend the property to the side, and erect a new detached carport/garage, which also involves a change of use of part of the adjacent paddock to residential use.

The location of Cider Shed is indicated in Pictures 1 and 2 below.

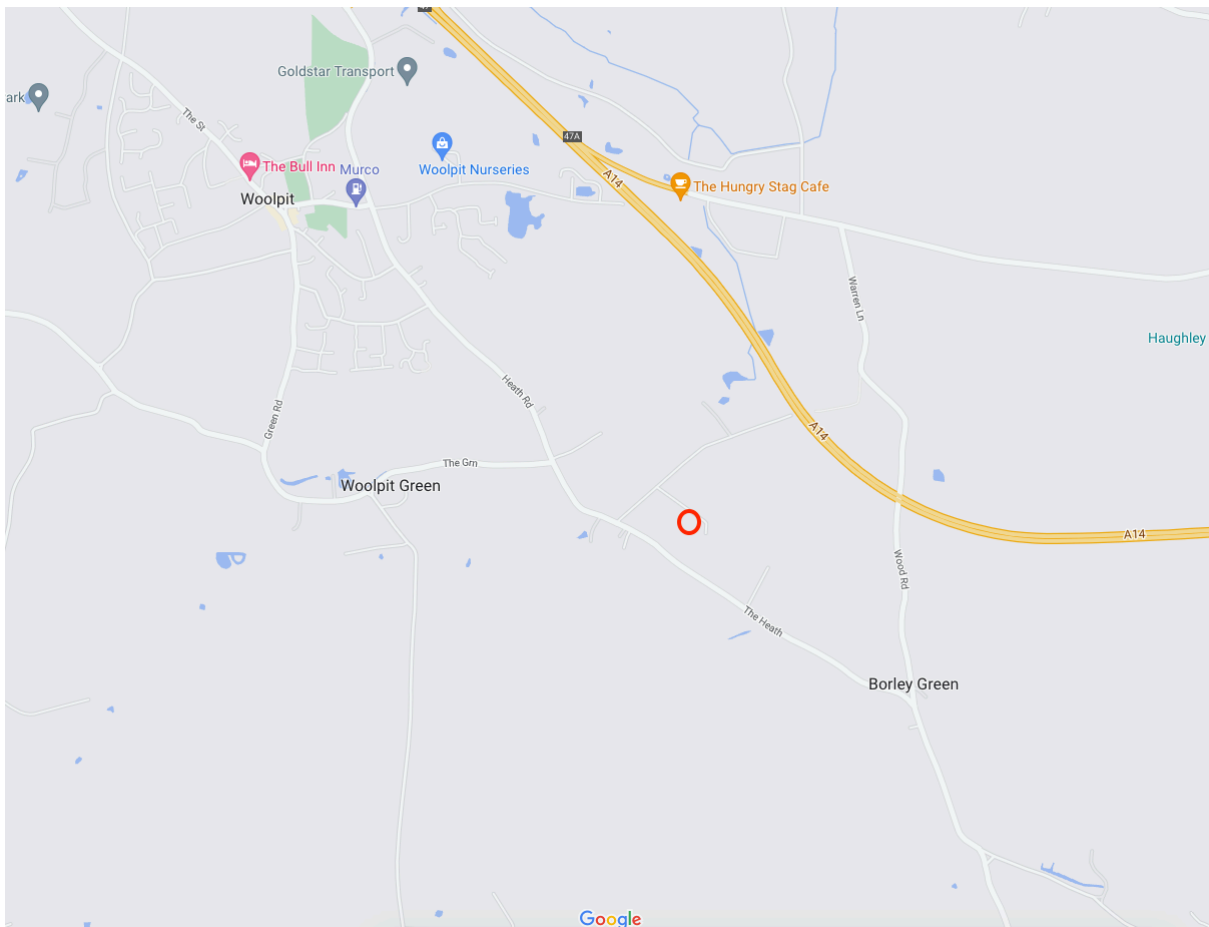


Picture 1 – Aerial view of Cider Shed, Grassy Lane Farm, Woolpit

2.0 Site Location

Cider Shed is located on the south side of a private access drive that also serves Grassy Lane Farm; the driveway is accessed via Warren Lane to the west. The site is located approximately 1 mile to the south-east of Woolpit.

The site is not within a Conservation Area or a Special Landscape Area, and there are no listed buildings nearby. The site is considered to be within the countryside for planning purposes as it is not within any physical limits boundary. To the south (rear) of the property is a row of residential properties that all face south onto The Heath, to the north of the property is a residential property and agricultural land, to the east of the property is the adjacent residential dwelling 'Bunny Hop' and Grassy Lane Farm (with various planning approvals for change of use to residential), and to the west is a paddock.



Picture 2 – Map indicating the location of Cider Shed (red circle).

3.0 Site Layout/Existing building

The existing site plan and location plan are shown on drawing PW788_PL800 and the existing floor plans and elevations are shown on enclosed drawing PW788_PL801.

The existing property is a small dwelling, occupying the western section of the building, and is part single-storey and part one-and-a-half storey. On the ground floor is a living room, kitchen 2no. bedrooms and a bathroom, and on the first floor is a further bedroom with en-suite bathroom. The existing dwelling is approximately 107m².

4.0 The Proposal

The proposed floor plans and elevations are shown on drawing PW788_PL802, and the proposed site plan and carport/garage plans and elevations are shown on drawing PW788_PL803.

The proposals include extending the residential curtilage to incorporate part of the adjacent paddock, erecting a new one-and-a-half storey extension on the west side of the property, and erecting a detached carport/garage.

4.1 Dwelling arrangement

The proposed side extension will provide a new entrance hall, and a large open-plan kitchen/living/dining room on the ground floor. The existing kitchen will become a utility room, and the existing living room and bedroom will become a study. On the first floor there will be a master bedroom suite, 3no. further bedrooms and a family bathroom.

The total internal proposed floor area is approximately 303m².

4.2 Design and Materials

The proposed extension will be finished in terracotta clay pantiles to the roof to match the existing, and walls will be finished in a combination of vertical (first floor) and horizontal (ground floor) softwood boards, stained black. New windows and doors will be in PPC aluminium, colour Anthracite.

4.3 Scale of the proposed extension

The proposed extension will increase the floor area of the property so that it is similar in size to the attached property 'Bunny Hop', and the scale of the extension is therefore considered appropriate to the setting.

4.4 Residential Amenity

The proposed extension is located on the west side of the property, where there are no other residential dwellings nearby. There will therefore be no impact on residential amenity of any property.

4.5 Vehicular Access / Parking

A new detached outbuilding will be located to the north-west of the property, and will contain a double carport and a single garage, so will provide parking for 3no. vehicles. The existing vehicular access will be retained/reused. The proposed outbuilding will be finished in terracotta clay pantiles to the roof and horizontal softwood boarding, stained black, to the walls, to match the main house.

5.0 Planning Considerations

5.1 Flood Risk

The site is in Flood Zone 1 - see picture 3 below, and has low probability of flooding. A Flood Risk Assessment has not therefore been carried out.



Picture 3 – Extract from the EA flood risk map showing the site in zone 1.

5.2 Contamination Risk

An Enviroscreen Report is enclosed with this application.

6.0 Conclusion

This full planning application is for the change of use of part of a paddock to residential curtilage, and the erection of a side extension and detached carport/garage at Cider Shed, Grassy Lane Farm, Woolpit.

The proposed extension will increase the size of the dwelling so that it is similar to the adjacent property, and the carport/garage will provide adequate vehicle parking that is suitable for the size of the new dwelling. In order to erect the extension and outbuilding, part of the adjacent paddock will require a change of use to residential.

The proposed extension and outbuilding are considered to be of an appropriate size and scale for the building, and will not result in any impact on the residential amenity of any other property.

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