

PLANNING STATEMENT

**Proposal: Demolition of Existing Garage and Erection of New Three Bay
Cartlodge With First Floor Ancillary Accommodation (Annexe)**

Meadowside, 3 Upper Street, Oakley, Diss, IP21 4AX

Report prepared by ALA Ltd

ALA project reference: H056

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Issue: Planning Rev A



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1 Summary

This statement supports a householder planning application for a new three bay cart lodge with first floor accommodation above. The proposal replaces an existing double garage and timber shed which is located to the north west corner of the site known as Meadowside.

The application is supported by:

- Completed application form;
- Existing and proposed block plans
- Existing garage plan and elevations;
- Proposed garage plans and elevations;
- Planning statement.

2 Site and Context

Meadowside is a detached two storey dwelling situated on a modest plot. The dwelling is well set back from Upper Street. The nearest neighbour is Ivy House to the west and Ivy Farmhouse to the north west. There are open agricultural fields to the north and east.

The site is not located within a Conservation area.

3 Proposals & Appearance

The application is for a sympathetic and traditional three bay cart lodge garage with additional first floor accommodation above. The first floor accommodation will be used by the applicants to enjoy whilst still retaining a function link to the main host dwelling known as Meadowside for day to day activities.

The existing garage is located along the northern boundary and backs onto an established ditch. It's clear from inspection on site that the ditch overtime has caused the foundations of the garage to be undermined. This has resulted in significant movement of the building and severe cracking to the rear corners of the structure. As a result the only viable option is for the garage to be demolished and rebuilt further away from the boundary.



Image 1 – Existing Garage



Image 2 – Cracking to garage

The proposals submitted provide a replacement garage in the form of a traditional three bay cartlodge cladded externally with horizontal timber weatherboarding. Two bays are to be left open and used for vehicle parking, with the third bay closed to provide secure external storage for the applicants. A timber external staircase is proposed to the east elevation providing direct access to the first floor accommodation which also has a canopy over in the form of a pitched roof.

The layout of the first floor provides an open plan arrangement with a kitchen, living and sleeping area and a separate shower room. The roof slope facing south provides two pitched dormer windows and the north elevation provides two Velux windows facing towards the open fields to the north.

The overall dimensions of the new cartlodge is 6.4m deep x 9.4m wide.

The overall appearance of a traditional cartlodge compliments the host dwelling and provides a suitable design outcome. The materials proposed include:

- Oak structural framing
- Timber weatherboarding (stained)
- Timber joinery (painted)
- Red clay pantiles

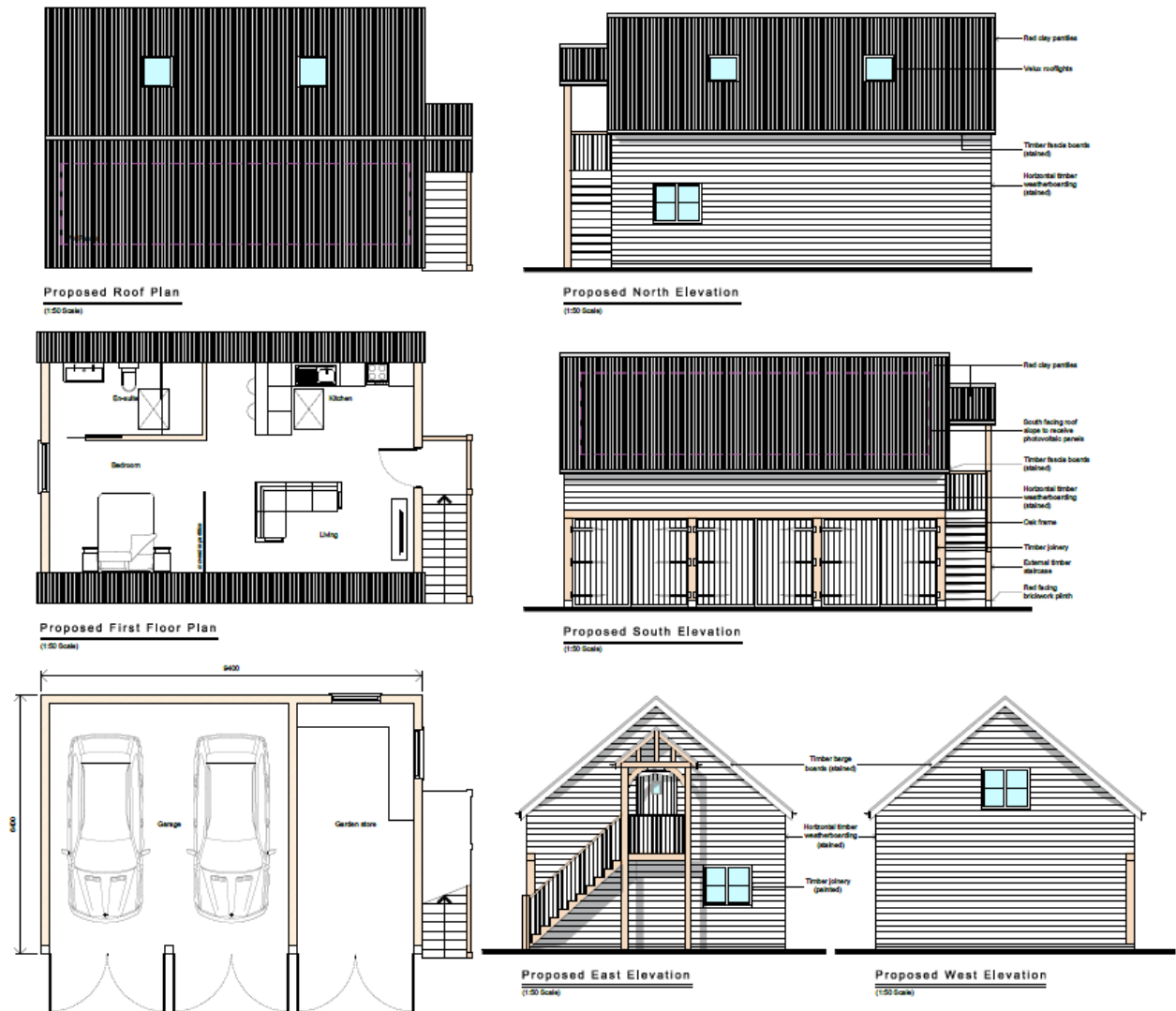


Image 3 – Proposed Cartlodge

4 Previous Planning History

DC/17/04198 Erection of two storey extension and new porch (following demolition of existing) - Approved

5 Principle of Development

The provision of a new garage would be acceptable due to the fact it is replacing an existing garage which overall is more in keeping with the design and characteristics of the property and surrounding area. The additional first floor accommodation should also be deemed acceptable given its close relationship to Meadowside and its setting within the main residential curtilage. The applicants would be happy to accept a suitably worded condition ensuring the annexe does not become a single residential unit if deemed necessary by the local planning authority.

6 Amenity

There are no nearby dwellings that will be severely impacted by the proposals. Upper-level windows are restricted to velux rooflights to the north facing roof slope and therefore will not cause adverse loss of privacy to neighbouring properties given the level of separation distance. Residential amenity

of neighbouring occupiers will remain wholly safeguarded owing to the relative isolation, consistent with local planning policies.

The positioning of the new cart lodge will impact on a small amount of rear garden to Meadowside. The existing gardens and plot are extensive and therefore this loss of private amenity area will be negligible.

7 Highways and Parking Considerations

Access to the site remains unchanged, however the proposals require the existing driveway and parking area to be extended to provide sufficient vehicular access to the garage. These alterations to the driveway will be contained within the site and therefore do not rise to any highway issues.

8 Drainage and Flood Risk Considerations

The site is not located within either flood zone 2 or 3 and would not increase the risk of flooding elsewhere. See Appendix A for the EA flood risk map.

Foul water drainage will be managed by draining to the existing network. There is also ample space for additional soakaways if required.

9 Conclusion

The garage and annexe is well related to the main dwelling and a sympathetic design approach having regard to scale, form and profile. No unacceptable amenity impacts will arise from the development for neighbouring occupiers. Planning conditions can ensure an incidental arrangement is secured and therefore will not provide opportunity for the creation of an independent unit the future. The application responds favourable to Mid Suffolk's local planning policy and guidance within the NPPF and therefore warrants support and council officer level.

Appendix A – EA Flood Risk Map



Flood map for planning

Your reference
H056

Location (easting/northing)
615604/276656

Created
9 Sep 2022 9:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- **In an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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