

# PLANNING/DESIGN & ACCESS STATEMENT

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PROPOSED SEVERANCE OF PART GARDEN AND ERECTION OF 1 ½  
STOREY DWELLING TOGETHER WITH ALTERATIONS & EXTENSIONS  
TO EXISTING BUNGALOW

at

9 LARKSFIELD ROAD, STUTTON, IPSWICH, SUFFOLK, IP9 2RZ

for

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## **1 INTRODUCTION and RELEVANT PLANNING HISTORY**

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- 1.1 This statement is prepared in support of a proposal for severance of part garden and erection of 1 ½ storey dwelling together with alterations & extensions to existing bungalow at 9 Larksfield Road, Stutton, Ipswich, Suffolk, IP9 2RZ.
- 1.2 The Design & Access statement sets out the design principles and concepts which have informed the proposed development and explains how issues relating to access have been dealt with.
- 1.3 An application for front and rear extensions to the existing house along with the erection of a detached dwelling was submitted in January 2023. It was refused under DC/22/05602 due to Highway Safety and Design.
- 1.4 A speed survey was carried out in March 2023 to ensure a new application can demonstrate safe vehicular access can be achieved.
- 1.5 In May 2023 pre-application discussions were held with a Babergh Planning Officer (ref: DC/23/01509). It was felt an attached dwelling of the same scale could be supported subject to careful design decisions to ensure the new dwelling appears from the street as a side extension to the host dwelling.

## 2 SITE LOCATION and DESCRIPTION

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2.1 The site is currently occupied by a semi-detached bungalow, a detached garage and several outbuildings, see photos below:



2.2 Dwellings along Larksfield Road are a mix of single storey and 1.5 storey dwellings.

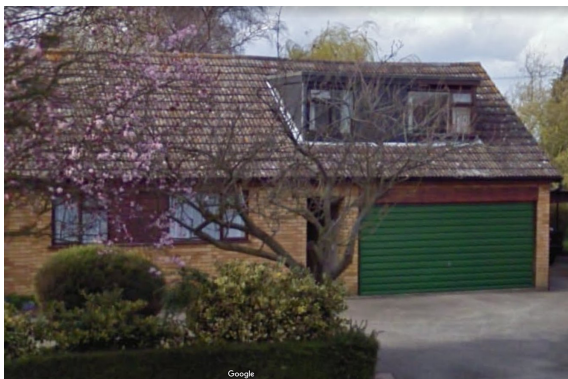
2.3 Several dwellings along the street have formed rooms within the roof see below:



Nos. 18&19 Larksfield Road



No. 5 Larksfield Road



No. 16 Larksfield Road



No. 27 Larksfield Road

### 3 DESIGN & ACCESS STATEMENT

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3.1 The application seeks the approval of the severance of side garden and erection of a 1.5 storey attached dwelling along with extensions and alterations to the existing bungalow. The proposals follows principles discussed within the pre-application discussions (ref: DC/23/01509).

#### Use/Amount

3.2 The proposal offers a new two bed dwelling. Rear extensions and loft conversion are proposed to the bungalow to increase the accommodation area. The site is considered appropriate for this level of development.

#### Layout

3.3 The layout of the proposed extensions and new dwelling has been informed by its relationship to the surrounding pattern of development and the need to provide a development that fits in this location and relates well to its neighbours.

#### Appearance

3.5 The proposal is designed to use good quality external materials, including render, red brickwork, and roof tiles to match existing.

3.6 The removal of the garages and sheds to the southern boundary (see 2.1) will be a benefit to the visual appearance along Larksfield Road.

#### Scale

3.7 The new dwelling has the same ridge at the host dwelling therefore it will be of a scale in accordance with the surrounding area.

3.8 The side extension means that together with the host dwelling and the adjacent property (no. 10) the combined frontage width will be approximately 28.9m. This is in accordance with the surrounding pattern of development, see below the frontage widths of the dwellings opposite the application site:

#### Frontage widths comparison

28.9m - Application site & no.10 Larksfield Road

29.5m – Nos. 18 &19 Larksfield Road

30.0m – Nos. 20&21 Larksfield Road

### Landscaping

3.9 The proposals will be enhanced by new planting as well as the retention of the existing trees. Open lawns laid to grass will be retained ensuring that the existing character along Larksfield Road is preserved.

### Access

3.10 The new dwelling will use the existing vehicular access.

3.11 A new vehicular access is proposed to the existing dwelling to SCC drawing DM03.

3.12 A speed survey was carried out in March 2023 and is submitted with this application. This concluded that the new vehicular access required minimum visibility splays of 2.0m x 27m. These can be achieved comfortably. Therefore the site can be accessed safely.

3.13 Refuse and cycle storage facilities will be accommodated within the rear garden. The bin collection point are sited adjacent to the highway edge.

## **4 SUMMARY and CONCLUSION**

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4.1 The proposal is for a development of a new 1.5 storey dwelling along with extensions to the existing bungalow of a scale and design which would fit in well within this site in Stutton.

4.2 It makes efficient use of a small area of land, providing a new dwelling in a sustainable location without any material impact on the setting.

