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Our ref: E878.C1.Let02
30th May 2023

Dear Sir / Madam,

RESERVED MATTERS APPLICATION RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING THE GRANT OF OUTLINE PLANNING PERMISSION FOR THE ERECTION OF TWO DETACHED BUNGALOWS UNDER APPLICATION REFERENCE DC/21/06725

LAND SOUTH OF 1 OAK LANE, WOOLPIT HEATH

This reserved matters application is submitted to Mid Suffolk District Council following the grant of Outline Planning Permission on the 02nd March 2022 under planning reference DC/21/06725 for 2 detached single-storey houses.

The details which were reserved under the outline application are; the appearance, scale, layout and landscaping of the development. The outline planning application confirmed the principle of development and included details of highway access, therefore, these issues will not be assessed in this application.

This reserved matters application includes full layout plans, elevations and floor plans of the proposed houses. These proposals have been designed by a local architect who has extensive experience designing houses in Mid Suffolk which are in high demand due to their attractive design, convenient layout, and spacious plots.

This application provides the details for two 3-bedroom single-storey houses. These well-designed houses feature a large open-plan kitchen and dining room and a triple-aspect sitting room on the southwestern sides of the houses which will have very high levels of natural light. Both the kitchen/dining room and the sitting rooms have bi-folding doors which open into the gardens. Two double bedrooms and a single bedroom are proposed in each house.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
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Registered in England Number
10636748



The layout proposed is in keeping with the indicative layout which was submitted with the outline planning application with a minor modification relating to the car parking and turning areas. The houses face to the northeast, which gives the rear gardens a southwestern orientation which will provide high levels of sunlight into the living areas of the houses and gardens. There are hedges proposed to mark the boundaries of the plots which will provide a biodiversity benefit as well as have a positive impact on the wider landscape. Each of the houses has a garage as well as ample car parking spaces with space for turning.

The design, layout, appearance and landscaping of proposed houses have been designed with local and national planning policies in mind and strong knowledge of the local building vernacular and housing needs.

We enclose the following documents with this application:

1. Planning Portal Application Forms
2. This Covering letter – Ref E878.C1.Let02
3. Planning Statement – Ref E848.C1.Rep02
4. Location Plan
5. Design Expectations and Validation Form
6. Site Block Plan – Ref 2151-10
7. Plot 1 Floors Plans and Elevations – Ref 2151-11
8. Plot 2 Floor Plans and Elevations – Ref 2151-12
9. Plot 1 Garage Floor Plans and Elevations – Ref 2151-13
10. Plot 2 Garage Floor Plans and Elevations – Reg 2151-14
11. CIL Form 1

We trust that this is sufficient for you to progress this application and we will be in touch when an officer has been allocated.

Yours sincerely

A large black rectangular redaction box covers the signature area.

SAM STONEHOUSE
PLANNER
EVOLUTION TOWN PLANNING LTD