

0216 - Planning Statement – P02

Two detached dwellings with garages – Land adjacent to Chapel Cottage, Mellis Road, Yaxley, IP23 8DB

Site

Yaxley is a small village just west of Eye in Suffolk. The site is located on Mellis Road and is surrounded by a mix of residential properties and farmland as seen in Figure 2. The site has recently received outline planning for two detached dwellings with garages under appeal decision - APP/W3520/W/21/3272131. The client has decided they would like to increase the size of the site and hence start a new application with a new red line plan.

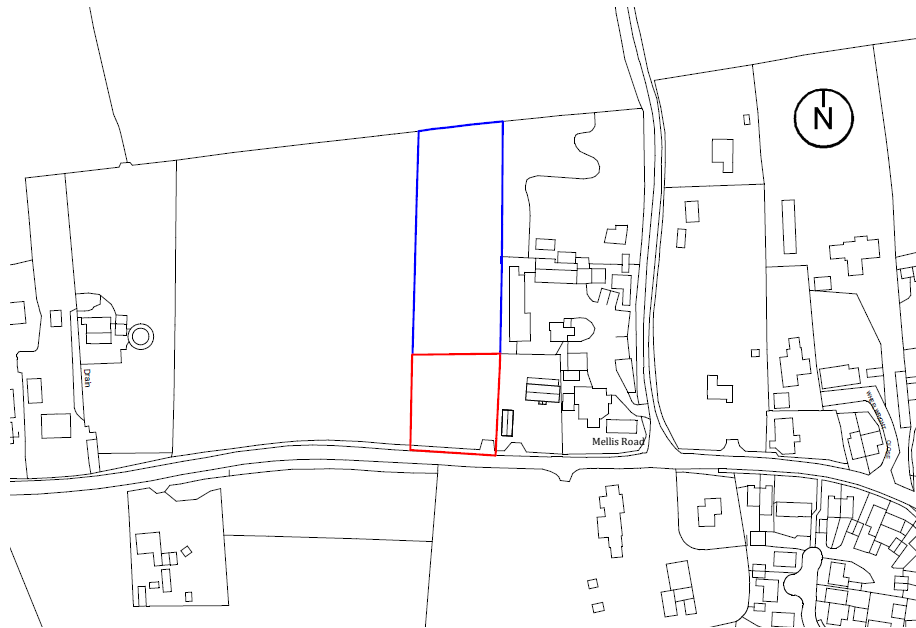


Figure 1

Access

The site has an existing farm access on the South boundary onto Mellis Road. The proposal is to add new access in accordance with DM01. Please see speed survey attached – recommended visibility splays of 66m each way.

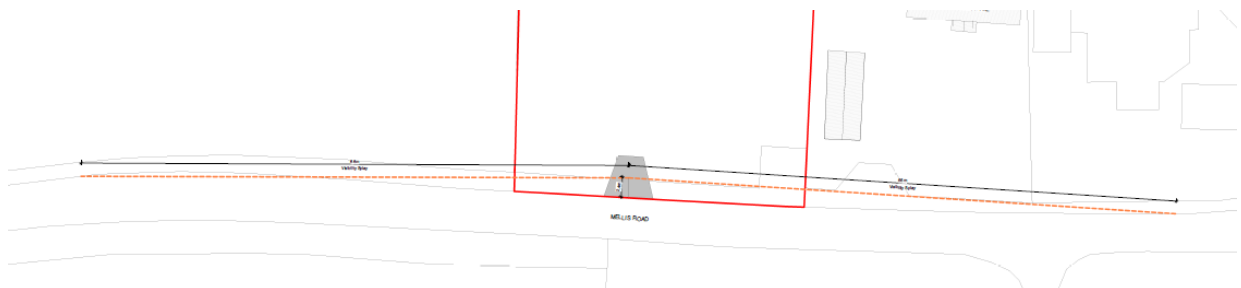
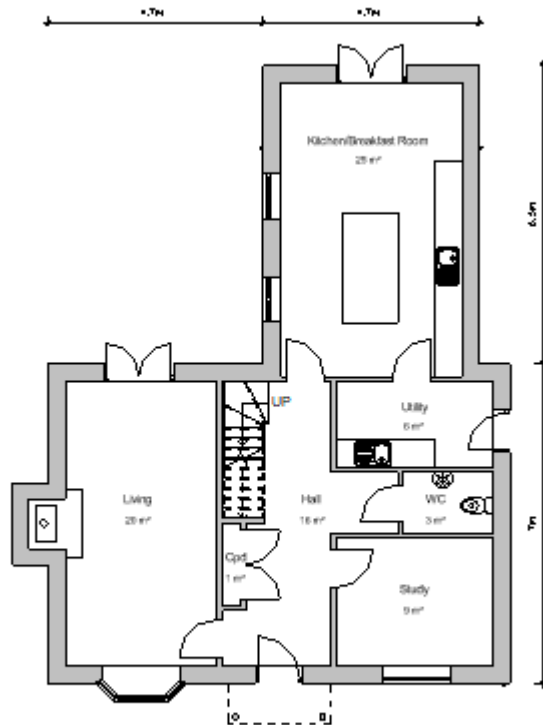


Figure 2

Design and layout

The two detached dwellings proposed are 4-bedroom houses with detached single garages with 2 additional parking spaces. The site benefits from field views to the North and West, so the plots have been orientated to take advantage of the views, whilst not overlooking the neighboring gardens to the East. – Figure 4.



GA Ground Floor Plan As Proposed
1:100

Figure 3

Appearance

The plots will consist of traditional Suffolk red facing brickwork, red clay pantiles and grey uPVC windows, fascia's, soffits, and guttering. Also, with timber porches and lead roofs to the bay windows. The garages will consist of matching materials with steel up and over garage doors painted grey.



Figure 5

Planning policy

Materials have been carefully selected and scale and design have both been carefully considered in accordance with the local plan and the NPPF.

Ecology Mitigation

Bat boxes will be fixed to the North gable end and the site will provide mitigation for nesting birds, and bugs via nest boxes and bug houses placed in and around the site.