



**Photographs showing the Existing Garage / Store Building**

**Planning Statement for a New Detached Garage/Store Building at  
23 Old Market Street, Mendlesham IP14 5RZ for Mr M Keeble.**

**Introduction.**

This planning statement has been prepared on behalf of Mr M Keeble in support of a planning application for the erection of a new detached garage/store building in the rear of his garden to replace the existing building which is not good visually, structurally unsafe and not suitable for use.

**Site and Surroundings**

23 Old Market Street is a two storey detached dwelling.

The property is not Listed but is situated in the Conservation Area in Mendlesham.

There is existing Vehicle and Pedestrian access is from the public highway.

**Proposal**

The existing workshop and store building in the garden are not good visually, structurally unsafe and no longer suitable for use.

It is considered that the building is beyond any reasonable condition for repairs.

The proposal is to remove the existing building and erect a new single storey detached building to provide a garage and workshop/storage building.

The existing separate store will be removed to make space for the new building.

Details of the proposals are fully set out in the drawing 2023.12 provided.

The footprint area of the existing building is approx. 43 sq. m and the separate store 6 sq. m.

The new building will have a footprint of approx. 55 square metres .

It is felt that the garden area is more than adequate to allow for a building of this size and still retain a substantial area of garden and open space for family use.

The ridge height of the existing building is approx. 3.60m above ground level.

The new building will be so designed to have a similar ridge height.



### **Landscaping and Access**

The building is being constructed within the existing garden of the property and will be surrounded by existing lawns, gardens and paving.

No additional landscaping is being considered at this stage.

An existing vehicle access serves the property .

### **Appearance.**

Details of the proposed building are shown on the drawing 2023.12 which is included in the application documents.

The building will be constructed in 150mm concrete blockwork clad externally with black weatherboarding or render similar to that on the existing building.

All works including the foundations will be constructed within the boundaries of the site owned by the applicant.

The roof is to comprise standard timber roof trusses covered over roof tiles salvaged from the existing building with additional tiles to match.

### **Conclusion**

It is believed that the application considers many aspects relating to the effect of the proposals sympathetically, is in line with relevant planning policies and would cause no harm to any interest of acknowledged importance.

The new building will have similar external appearance to the one already on the site and therefore it is felt that there will be no impact on the nearby listed properties.