



## Planning Statement

For

New garden room

Mr & Mrs Dunster  
8 Park View  
Wetherdon  
Suffolk IP14 3JT



Prepared by Tim Moll Architecture Ltd

## **INTRODUCTION**

This planning statement accompanies an application for extensions and alterations to a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

## **PLANNING HISTORY**

In 2021 an application was approved for a similar but smaller extension, ref DC/21/02282. This larger extension offers improved internal space.

## **SITE ANALYSIS AND EVALUATION**

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

## **PLANNING**

The proposal requires planning permission, as it falls outside permitted development parameters.

## **PROPOSALS**

The proposal is to build a single storey extension to the rear of the house.

## **SIZE OF DEVELOPMENT**

The proposed rear extension has a footprint of around 20m<sup>2</sup>.

## **LAYOUT**

See proposals above.

## **SCALE**

The proposals have been designed to be modest in appearance.

## **LANDSCAPING**

There will be some patio outside the extension.

## **DESIGN**

The extension is proposed to have matching facing brick walls and a flat roof with a lantern.

## **ACCESS**

Car provision not applicable.

Inclusive access - As this application is for a small extension, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.