



South Elevation of existing dwelling



Existing Nissen Hut



Existing East Elevation of dwelling



Existing West Elevation of dwelling

Planning Statement

Location
Five Oaks, Fressingfield Road, Stradbroke, IP215NJ

Existing Site description.
The whole sites is approx 0.85 hectares but the residential garden area that the existing bungalow is approx 0.26 hectares. The site is currently occupied by a run down dated single storey dwellings which has been badly extended on a number of occasions. See above. It is of solid brick construction with a tiled roof, no insulation and is very damp inside. There is no heating. To the rear is a Nissan Hut and the remains of previous outbuildings.

Proposal.
To demolish the existing bungalow and outbuildings and erect a new self build dwelling for our local clients to live in. The Proposed dwelling will be more in keeping with the Suffolk design and materials and of a more suitable size in terms of its plot dimensions. It will be build to over and above current thermal requirements with air or ground source heating pv panels, water saving measures, electric car charging points etc.

Landscape
The existing site is well screened on all boundaries with existing trees and hedging. These are to be retained. The dwelling is located slightly away from the existing bungalow location to take it away from the tree on the West and South boundaries.

Drainage
Treatment plant drainage will be provided to replace the existing septic tank.

Access
Existing access to the Fressingfield Road retained

Contamination.
Nothing suspected. Prior to demolition of the bungalow and outbuilding a asbestos survey will be carried out.

Ecology
No issues anticipated. The new dwelling will be constructed within the existing bungalow residential curtilage which has over many years been regularly maintained.

Planning



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Project
Mr and Mrs Atkins
New replacement self build dwelling
Five Oaks, Stradbroke
Suffolk
Planning Statement

Scale	1 / 1000	@ A2
Job No.	0251	04
Drawn by:	H and B	Date: May 2023

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